



485 Lisburn Road, Belfast, BT9 7EZ  
Tel: 02890 661111  
Email: [info@fetherstons.com](mailto:info@fetherstons.com)  
Web: [www.fetherstons.com](http://www.fetherstons.com)

**12 Ardenlee Avenue**

Belfast  
BT6 0AA

**Offers In Region Of £675,000**



## 12 ARDENLEE AVENUE, BT6 0AA

- Charming Double Bay Fronted Detached Dwelling
- Five Bedrooms | Four Bedrooms plus Study
- Lounge | Dining Room | Family Room
- Kitchen With Range Of Fitted Units And Dining Area
- Family Bathroom | Separate WC | Ground Floor WC/Cloakroom
- Utility Room | Gas Fired Central Heating
- Detached Garage
- Enclosed Gardens Front, Side And Rear With Driveway Parking
- Many Original Period Details Retained Throughout
- Superb Location Close To Highly Regarded Schools And Local Amenities

This delightful double bay fronted red brick detached home needs to be viewed to fully appreciate all that this fine home has to offer.

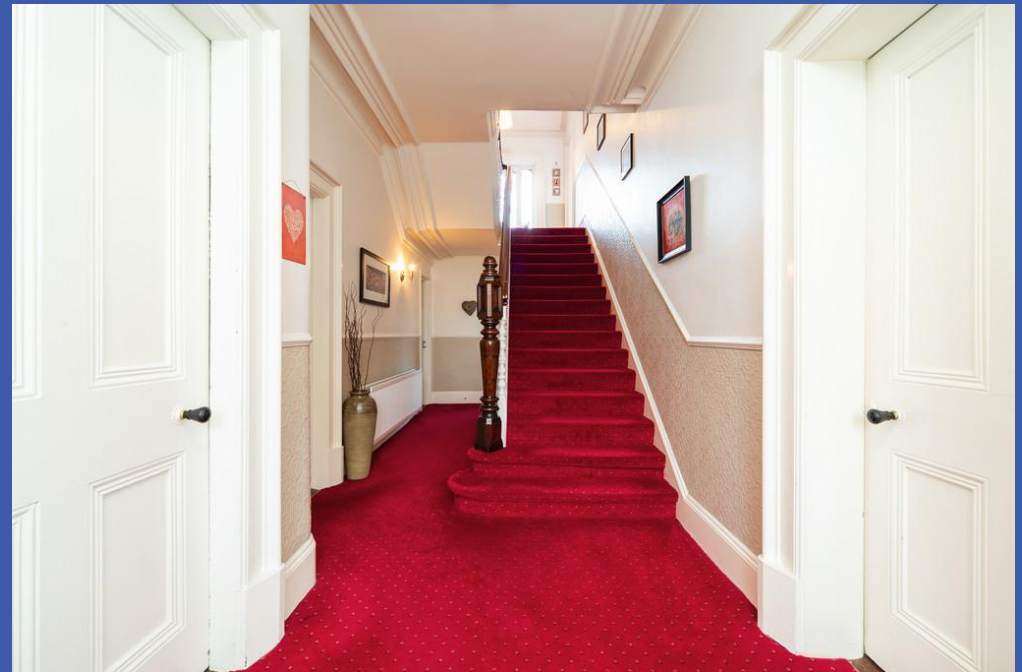
Located on the highly sought after Ardenlee Avenue the property is highly convenient to the amenities of Ormeau, Ravenhill and within catchment of excellent local schools.

This fine property is well presented with bright spacious rooms throughout and many original period details have been retained adding to the character. The original internal configuration of the house has been slightly tweaked to open up a larger living space with kitchen and dining area to the rear and could be further adapted or extended given the size of the rear garden.

All of the rooms are well proportioned with the first floor accommodation providing four bedrooms and study/five bedrooms along with bathroom and separate wc. On the ground floor are a lounge, formal dining room, family room and kitchen with dining area along with a wc/cloakroom and utility room.

Externally as mentioned there is a generous garden to the rear with detached garage and driveway parking to the side. This fine home also has gas fired central heating.

We highly recommend viewing to fully appreciate all this fine home has to offer.









## PROPERTY COMPRISES

Composite entrance door with glazed panels and top light leading to...

**ENTRANCE PORCH** Ornate tiled floor, dado rail, cornice ceiling, hardwood door with glazed panel and stained glass side lights.

**RECEPTION HALL** Cornice ceiling, ceiling rose, dado rail, stairs to first floor.

**WC/CLOAKROOM** Low flush wc, wall mounted wash hand basin, storage cupboard.

**LOUNGE** Fireplace with tiled surround and hearth, cornice ceiling, picture rail.

**DINING ROOM** Fireplace with timber surround, tiled inset and hearth, cornice ceiling, picture rail.

**FAMILY ROOM** Cornice ceiling, picture rail, built in storage, built in shelving.

**KITCHEN WITH DINING AREA** Range of fitted high and low level units with granite effect worksurfaces, tiled splashback, one and a half bowl single drainer stainless steel sink unit with mixer taps, integrated four ring hob, stainless steel extractor canopy, integrated stainless steel double oven, integrated fridge/freezer, plumbed for dishwasher, tiled floor, built in understairs storage cupboard, patio doors to rear garden.







**REAR PORCH** Tiled floor.

**COVER YARD** Access to garden.

**UTILITY ROOM** Plumbed for washing machine, gas fired boiler, tiled floor.

**FIRST FLOOR LANDING** Cornice ceiling.

**BATHROOM** Suite comprising of a panelled bath with hand shower, enclosed shower cubicle, pedestal wash hand basin, tiled walls, tiled floor, extractor fan, recessed low voltage spotlights, airing cupboard.

**WC** Low flush wc, tiled walls, tiled floor.

**STUDY**

**MASTER BEDROOM** Vanity wash hand basin, cornice ceiling, dado rail.

**BEDROOM** Cornice ceiling, built in wardrobe.









**BEDROOM** Cornice ceiling

**BEDROOM** Cornice ceiling

**DETACHED GARAGE 18' 2" x 18' 0" (5.54m x 5.49m)** Roller shutter door, service door, light and power.

**OUTSIDE** Enclosed rear garden with patio area and lawn, mature boundary hedging and flowerbeds. Front and side garden in lawn. Extensive driveway and parking area.



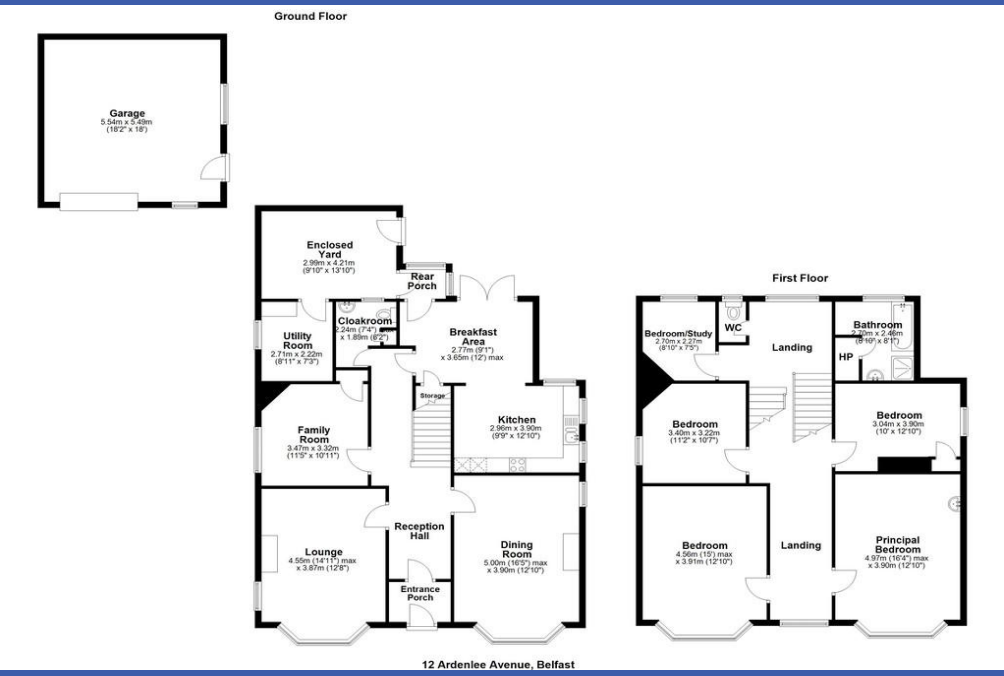




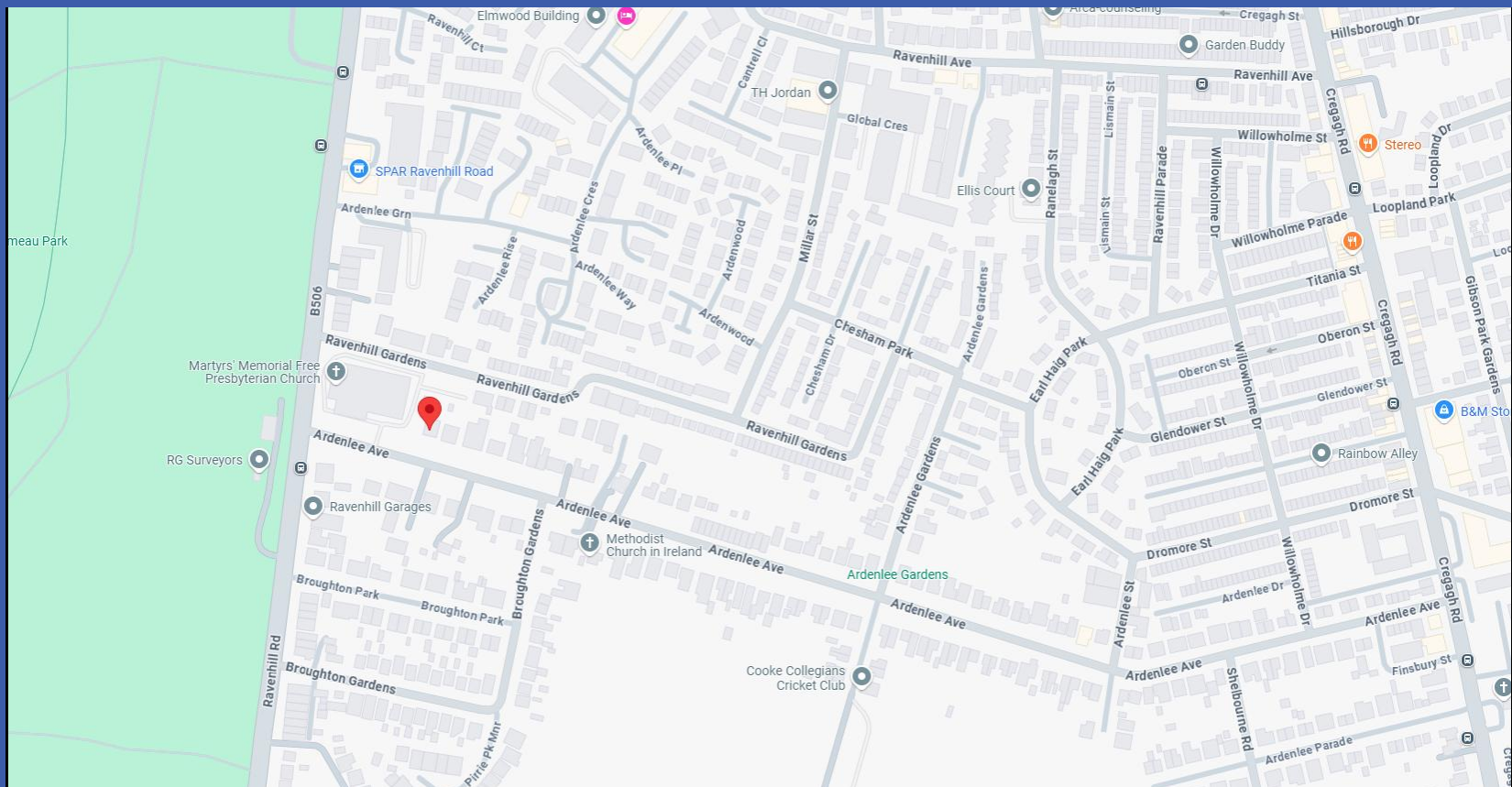












Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	61 D
39-54	E		
21-38	F		
1-20	G		



Fetherstons Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Fetherstons or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Fetherstons cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherstons has authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchasers or tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherstons will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.