

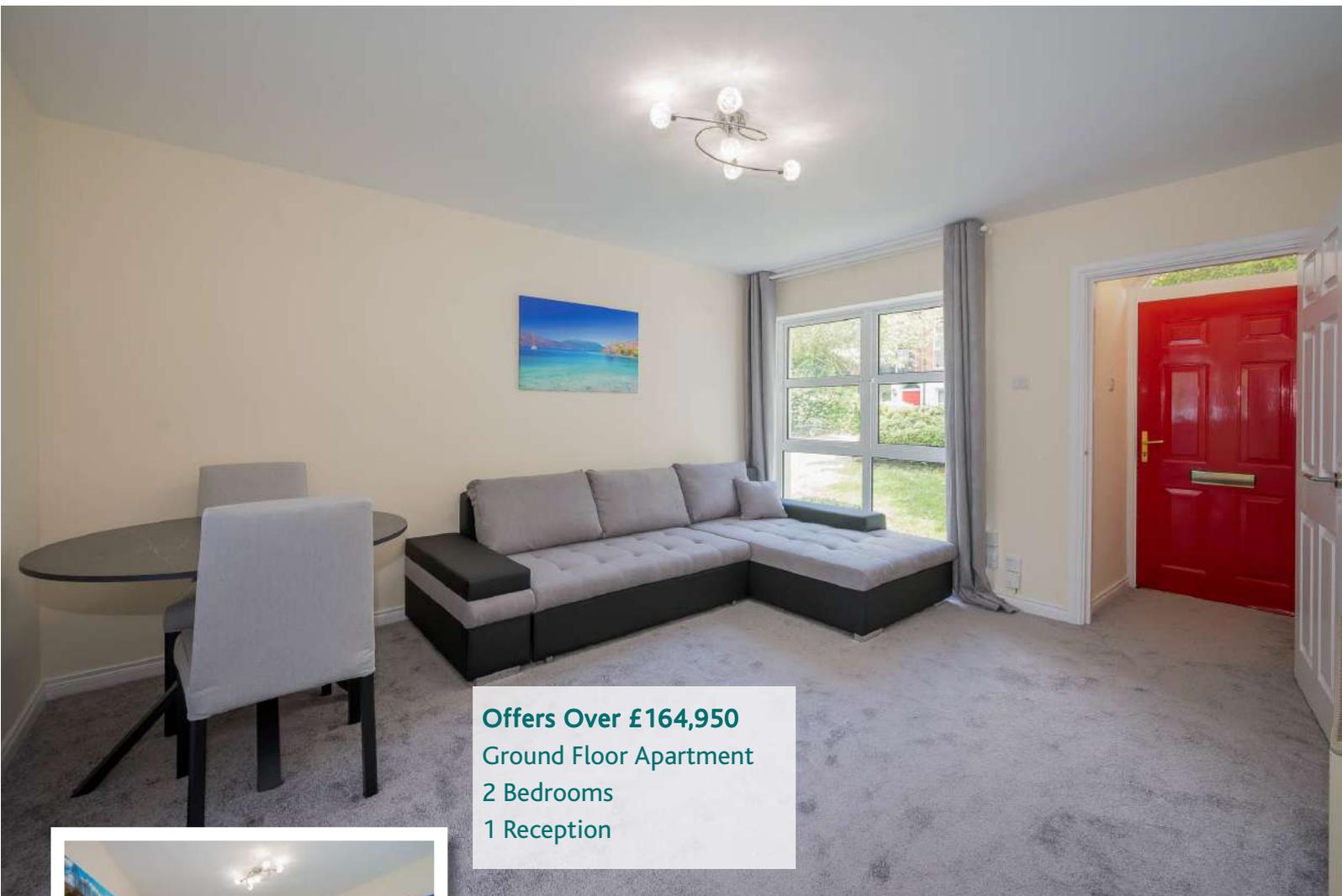


 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

3 Ardenlee Crescent | Belfast, BT6 8QN
OFFERS OVER £164,950

**Scan for Property Details
and to Arrange a Viewing**

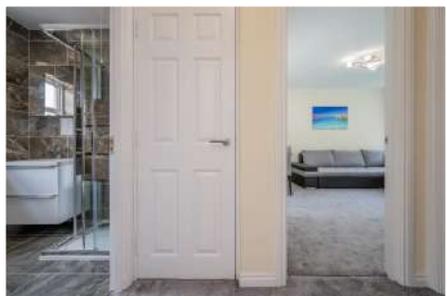




Offers Over £164,950
Ground Floor Apartment
2 Bedrooms
1 Reception

Property Features

- Superb Ground Floor Apartment Located off the Ravenhill Road in South Belfast
- Spacious, Bright and Modern Accommodation Throughout
- Two Well Appointed Bedrooms, Main Bedroom with Walk in Wardrobe
- Modern Fully Fitted Kitchen with Integrated Appliances
- Open Plan to Living and Dining Room with Mature Private Outlook
- Newly Fitted Main Bathroom Suite
- All Fixtures, Fittings, Carpets and Furniture Included in Sale – All Newly Purchased
- Economy 7 Heating
- Management Fee Approx - £464 per annum
- UPVC Double Glazing Throughout
- Private Allocated Car Parking Space and Visitors Parking Accessed
- Excellent Location with Easy Access to East Belfast, South Belfast and Belfast City Centre
- Excellent Investment, Downsize or First Time Buy
- Broadband Speed - Ultrafast



Accommodation

Ground Floor

Outside

Reception Hall Leading to Living/Dining Space
13'9" x 11'8"

Kitchen

Inner Hallway

Bedroom One
13'2" x 11'

Bedroom Two
12'7" x 10'2"

Family Bathroom

Allocated Car Parking Space And Additional Communal Visitor Parking

Communal Gardens And Bin Storage

For more information and photographs regarding the accommodation in this property, please visit:
johnminnis.co.uk



We are delighted to bring to the market this recently renovated two-bedroom ground floor apartment located in the ever popular Ravenhill Area of South Belfast. The location offers ease of access for the city commuter and is within close proximity to the vibrant village of Ormeau and within striking distance of a range of local amenities including many popular restaurants and boutiques. The property lies within the catchment area to a range of the Country's most prestigious schools.

In short the property comprises of: reception hall, open plan living dining area, bespoke fitted kitchen with casual dining space, two well-proportioned bedrooms, main bedroom with walk in dressing room and a family bathroom with modern fitted white suite. The property further benefits from private allocated parking, economy 7 heating and UPVC double glazing throughout.

With generously proportioned rooms, bright accommodation throughout, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as a guide by the prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Neotoma 12/2012



Directions

Coming down the Ravenhill Road towards the Ormeau Embankment, turn right on to Ardenlee Green. 3 Ardenlee Crescent is located at the bottom of the street on the right hand side.



Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

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LETTING SPECIALISTS

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C	69	75
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
<i>Not energy efficient - higher running costs</i>		