



This attractive, bay fronted, townhouse occupying over 1600 Sq Ft is conveniently located in a popular residential location within East Belfast, close to private and public transport links to Belfast City Centre. Local amenities and parks are a short stroll away as are Ballyhackamore and Belmont villages with their eateries and shops, making this ideal for a broad range of prospective buyers.

Well cared for and sympathetically modernised over recent years by its current owner, there is a delightful combination of period character and modern fittings/practicalities. Of particular note, is the fantastic traditional kitchen which is open plan to a living and dining area giving the property that focal point for modern day living.

With so much on offer including a new roof in 2017 and nothing for the purchaser to do except move in, we anticipate high levels of interest. It is only upon internal inspection that one can appreciate all this fine home has to offer.

Offers Around
£175,000

38 Ravenscroft Avenue,
BELFAST,
BT5 5BA

Viewing by
appointment with
& through agent
028 9065 0000

- Superb, Bay-Fronted Townhouse in Popular Location
- Immaculately Presented Throughout
- Retaining Many Original Features
- Four Double Bedrooms Spread over Two Floors
- Separate Lounge with Feature Fireplace & Bay Window
- Modern Living Area with Pot Belly Stove, Open Plan to:
- Traditional Kitchen Area with Double Range, Open Plan to:
- Dining Area with Sliding Glazed Doors to Rear
- Luxury Family Bathroom with Separate Shower Cubicle
- Enclosed Rear Courtyard / Outhouse with Utility Area
- New Combi 'Worcester' Boiler Installed 2018 / Gas Fired Central Heating
- Walking Distance to Host of Amenities
- Excellent Transport Links to Belfast City Centre
- Minutes' Walk to Belmont & Ballyhackamore Villages

The Property Comprises:

Ground Floor

uPVC glazed front door with glazed inset and outside light to . . .

ENTRANCE HALL: Ceramic tiled floor, feature corbels.



LOUNGE: 14' 11" x 13' 10" (4.54m x 4.21m) (into bay). Varnished and stained wooden floor boards. Feature brick fireplace with slate hearth. Housing for electrics. Bay window.



KITCHEN OPEN PLAN TO DINING AREA: 17' 7" x 13' 2" (5.36m x 4.02m) Range of high and low level units, work surfaces. Ceramic Belfast sink unit with gold mixer tap. Space for American fridge freezer. Double Rangemaster with feature brick surround. Extractor hood above, splash back. Ceramic tiled floor.



Open plan to . . .

DINING AREA: Wood effect laminate flooring. Exposed wooden beam. Glazed panelled roof.
uPVC sliding double doors to rear.



Open plan to . . .

LIVING AREA: 14' 10" x 10' 5" (4.53m x 3.17m) Wood effect laminate flooring. Under stair storage. Exposed wooden beam. Feature brick fireplace with pot belly stove and wooden floating hearth. Feature exposed brick wall.



First Floor

LANDING:

BATHROOM: Luxury white suite comprising high flush wc, pedestal wash hand basin with chrome mixer tap. Double glazed walk-in shower with 'Rainhead' thermostatic shower. 'Claw Foot' bath tub with chrome mixer tap. Wall to ceiling double mirror. Chrome heated towel rail. Ceramic tiled floor, part tiled walls. Uplighters.

SEPARATE WC: High flush wc, pedestal wash hand basin. Ceramic tiled floor, part tiled walls.



BEDROOM (1): 18' 9" x 14' 12" (5.72m x 4.56m) (into bay). Stained and varnished wooden floor boards. Picture rail.



BEDROOM (2): 10' 12" x 8' 8" (3.35m x 2.65m) Stained and varnished wooden floor boards. Original feature cast iron fireplace. Range of built-in wardrobes.



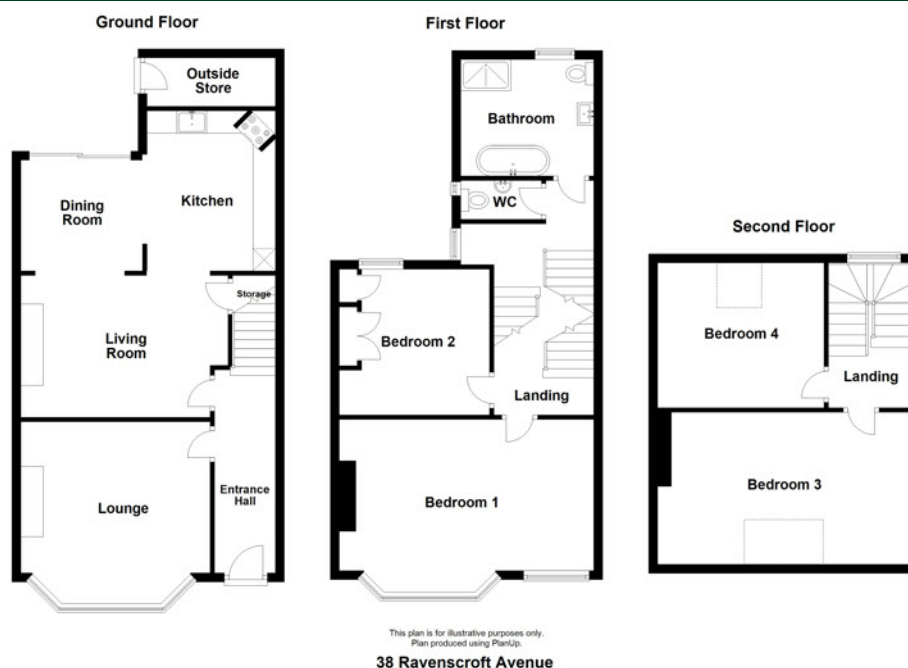
Second Floor

BEDROOM (3): 18' 9" x 11' 2" (5.72m x 3.40m) Stained and varnished wooden floor. Velux window.



BEDROOM (4): 12' 2" x 10' 9" (3.72m x 3.28m) Velux window.





Outside

Enclosed front garden laid in lawn. Pathway to front door. Cast iron front gate. Surrounding hedging. Enclosed rear garden courtyard with paviors. Gate access to alleyway. Outhouse with plumbing for washing machine and space for tumble dryer.

Location:

Travelling along the Beersbridge Road in the direction of Belfast, turn right into Ravenscroft Avenue. The property is on the right hand side.

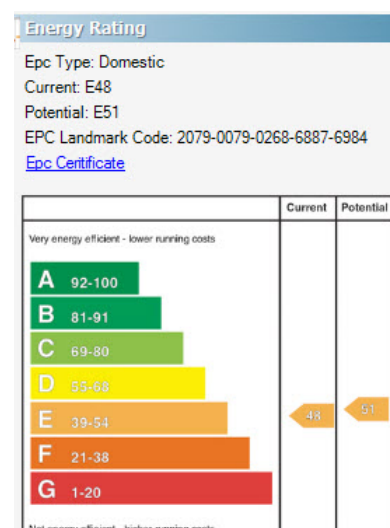
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