



Beautifully presented throughout, this deceptively spacious town terrace requires the purchaser to do little except move in. Well-proportioned throughout, all four bedrooms are of a good size and one could also be used as an additional reception room or workspace.

Yards from excellent local amenities and public transport routes, the city centre, Ballyhackamore and Ormeau Road are all less than two miles away.

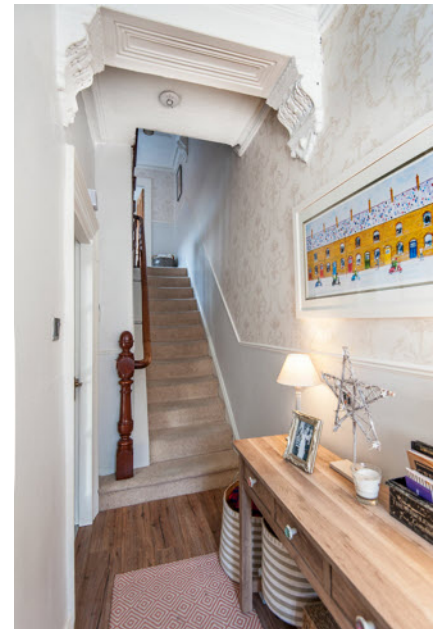
It is only upon internal inspection that one can appreciate all this delightful home has to offer.

Offers Around
£159,950

264 Ravenhill Avenue,
BELFAST,
BT6 8LL

Viewing by
appointment with
& through agent
028 9065 0000

- Beautifully presented three storey terrace
- Four well-proportioned bedrooms
- Living room with multi-fuel, cast iron stove
- Dining room
- Modern kitchen with integrated hob and oven
- Family bathroom on first floor with white suite
- Oil fired central heating
- Double glazed throughout: new units to front in 2018
- Forecourt and good-sized rear yard with sitting area
- Damp proof course and timber guarantee
- Short stroll to excellent local amenities and public transport routes



The Property Comprises:

Ground Floor

Composite front door.

ENCLOSED ENTRANCE PORCH: Ceramic tiled floor, cornice ceiling. Cloaks area. Original internal door to:

HALLWAY: Cornice ceiling, corbels. Engineered wood flooring. Door with bevelled glass panels to:

DINING ROOM: 11' 1" x 10' 10" (3.38m x 3.3m) (at widest points). Engineered wood flooring. Picture rail, access to cupboard under stairs. Open plan to:



LIVING ROOM: 13' 9" x 10' 8" (4.2m x 3.26m) Fireplace with multi-fuel cast-iron stove, tiled hearth. Wood surround. Cornice ceiling, picture rail. Built-in units with display shelving and cupboards. Engineered wood flooring.



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KITCHEN: 12' 2" x 6' 11" (3.7m x 2.11m) Modern range of high and low level units. Integrated four ring hob with extractor fan over. Stainless steel underbench oven. Integrated dishwasher. Plumbed for washing machine, space for fridge/freezer. Single drainer stainless steel sink unit. Breakfast bar, ceramic tiled floor, part tiled walls. Bevelled glass door back to dining room. uPVC back door to yard.



First Floor Return

LANDING: Cornice ceiling, corbels.



BATHROOM: White suite comprising panelled bath with Aqualisa shower over and screen. Pedestal wash hand basin, low flush wc. Chrome heated towel rail, part tiled walls. Ceramic tiled floor. Shelved hotpress with lagged copper cylinder and Willis type immersion heater.



First Floor

BEDROOM (1): 13' 11" x 10' 10" (4.24m x 3.3m) Wall-to-wall range of built-in robes with rails and shelving. Additional recessed display shelving.



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BEDROOM (2): 11' 3" x 8' 11" (3.42m x 2.73m)



Second Floor

LANDING:

BEDROOM (3): 15' 0" x 13' 3" (4.58m x 4.05m) (At widest points).



BEDROOM (4): 9' 1" x 8' 11" (2.77m x 2.72m)



Outside

Fully enclosed rear yard with feature decked sitting area. Outside light and tap.

Outhouse with oil fired boiler and storage.

Additional, covered storage area with PVC oil tank. Double doors to rear.



Location:

Ravenhill Avenue runs from the Cregagh Road to the Ravenhill Road. No. 264 is at the Cregagh Road end.



Belfast Branches

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000

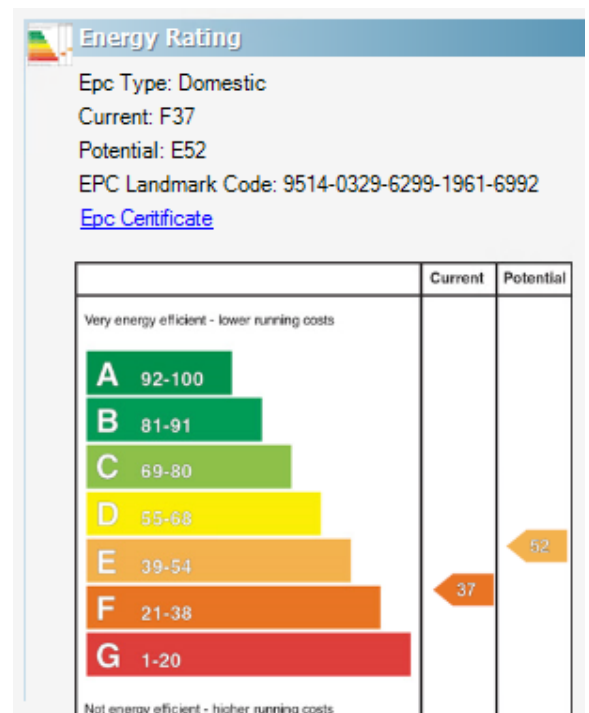
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With You Every Step of the Way



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