



Delighted to welcome to the market this extended Semi-Detached home located in one of South East Belfast's most highly regarded residential areas. Situated on this tree-lined Avenue a short stroll to excellent local shops, amenities and eateries on the Ormeau Road, the city centre is also within a couple of miles.

Cleverly extended on both floors, the property has been finished to an exacting standard.

Of particular note is the fantastic, high-end open plan kitchen features both casual dining and sitting areas. Double doors lead out on to attractively landscaped, south facing gardens, designed for the ease of maintenance.

Excellent local primary and post-primary schools are also in the vicinity, Ormeau Park and Kingspan Ulster Rugby Stadium are within minutes' walk.

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

Offers Around
£360,000

153 Ardenlee Avenue,
Belfast,
BT6 OAE

Viewing by
appointment with
& through agent
028 9065 0000



- Superb, Extended Semi-Detached Property in Prime Location
- High Quality finish Throughout
- Bright & Spacious Living Room with Bay Window
- Modern Kitchen with Integrated Appliances & Rangemaster, Open to:
- Excellent Large Living/Dining Area, Glazed doors to Rear
- Utility/Pantry Room & Separate WC
- Four Bedrooms (Master with Ensuite Shower Room)
- Luxury Family Bathroom
- Additional Attic Room (accessed from fixed staircase)
- GFCH (underfloor on ground floor) / uPVC Double Glazing Throughout
- Enclosed South Facing Rear Garden
- Off-Street Parking to Front
- Walking Distance to Local Amenities, Schools & Parks
- Excellent Transports Links to Belfast City Centre
- Early Viewng Highly Recommended!!!

The Property Comprises:

Ground Floor

CONSERVATORY: Wooden front door with glazed inset and side panel.

ENTRANCE HALL: Porcelain tiled floor, cloaks area.

DOWNSTAIRS W.C.: Low flush wc, wash hand basin with vanity unit. Extractor fan. Low voltage spotlights.



LIVING ROOM: 14' 3" x 11' 11" (4.339m x 3.64m) (into bay). Cornice ceiling. Fireplace. Housing for electrics.



EXTENDED OPEN PLAN KITCHEN/LIVING/DINING: 26' 8" x 20' 9" (8.135m x 6.326m) Superb range of modern high and low level units, granite work surfaces. Single drainer stainless steel one and a half bowl sink unit with mixer tap, dresser unit, breakfast bar. Integrated dishwasher, integrated fridge/freezer. Rangemaster range, extractor fan. Low voltage spotlights. Under counter lighting.



Open plan aspect to:

FAMILY LIVING/DINING AREA: uPVC double glazed doors to rear.





PANTY/UTILITY: Plumbed for washing machine, porcelain tiled floor.

First Floor

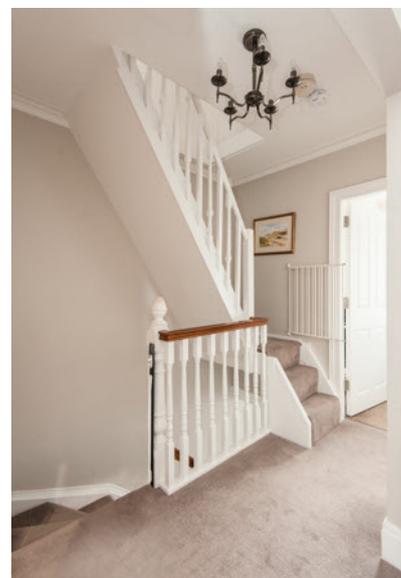
LANDING: Cornice ceiling. Access to attic room.

.MASTER BEDROOM: 14' 5" x 12' 4" (4.4m x 3.76m)

Door to:

ENSUITE SHOWER ROOM: White suite comprising low flush wc, wash hand basin with modern vanity unit.

Corner glazed shower cubicle with mains pressure shower unit. Low voltage spotlights. Extractor fan, fully tiled walls. Ceramic tiled floor, cornice ceiling.



BEDROOM (2): 13' 10" x 11' 2" (4.22m x 3.4m) (into bay). Cornice ceiling.

BEDROOM (3): 7' 3" x 7' 2" (2.22m x 2.19m)



BEDROOM (4): 10' 12" x 8' 7" (3.35m x 2.62m)

BATHROOM: White suite comprising low flush wc. Wash hand basin with modern vanity unit. Panelled bath with mains pressure shower unit. Low voltage spotlights. Extractor fan. Fully-tiled walls. Ceramic tiled floor.



Second Floor

ATTIC ROOM: 15' 1" x 9' 10" (4.6m x 3m) Accessed by a fixed staircase. Housing for gas boiler. Velux window.

Outside

FRONT: Off-street driveway parking. Pathway to front door. Outside light.

REAR GARDEN: Enclosed south facing rear garden in lawn. Additional patio area laid in brick pav-





Location:

Heading out of town on the Ravenhill Road, turn left into Ardenlee Avenue, number 153 is on your right hand side.

Belfast Branches

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

Other Branches

North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com

Energy Rating

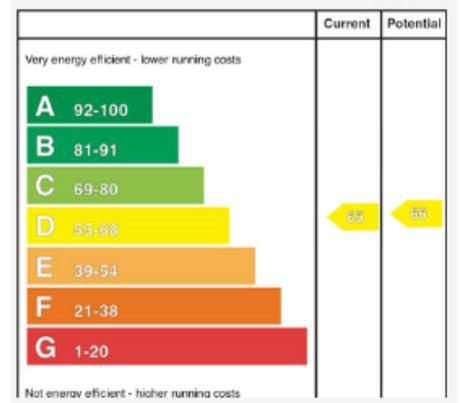
Epc Type: Domestic

Current: D65

Potential: D66

EPC Landmark Code: 9594-0822-6499-1662-6906

[Epc Certificate](#)



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