



An outstanding extended semi detached family home in a prime residential location in south east Belfast. Well positioned for those seeking convenient access to the city centre, Belfast City Airport and a range of popular local schools.

The accommodation comprises, on the ground floor, three reception areas, a study, a modern fitted kitchen, and a utility room with adjacent WC facility.

Upstairs are three well proportioned bedrooms and a family bathroom additionally there is a developed roofspace storage area.

The property also benefits from uPVC double glazed windows, gas fired central heating and a westerly facing rear garden area. We can highly recommend an internal inspection.

Offers Over
£275,000

51 Ardenlee Gardens,
Ravenhill,
BELFAST,
BT6 8QH

Viewing by
appointment
through agent
028 9066 3030



- Superb Extended Semi Detached Family Residence Decorated to a High Standard
- Good Sized Living Room With Feature Cast Iron Wood Burning Stove
- Open Plan Family Room With Opening To Study
- Dining Room With Twin Doors To Rear Patio
- Luxury Fully Fitted Kitchen / Utility Room With Ground Floor WC
- Three First Floor Bedrooms / Fixed Staircase To Floored Attic Storage Room
- First Floor Family Bathroom
- Westerly Facing Rear Garden In Lawns
- Gas Fired Central Heating
- uPVC Framed Double Glazed Windows

The Property Comprises:

Ground Floor

ENTRANCE PORCH: uPVC double glazed door and two large side panels, tiled flooring.

ENTRANCE HALL: Hardwood entrance door with feature leaded picture panels, original tiled flooring, cornice ceiling, ceiling rose.

LIVING ROOM: 13' 7" x 11' 8" (4.14m x 3.56m) Fire opening with modern cast iron wood burning stove, Pine wooden flooring, cornice ceiling.



Glazed door to . . .

OPEN PLAN FAMILY ROOM: 11' 9" x 10' 9" (3.58m x 3.28m)



Open plan to . . .

STUDY: 7' 2" x 6' 3" (2.18m x 1.91m) Picture rail, tiled flooring.

OPEN PLAN DINING AREA: 22' 6" x 14' 5" (6.86m x 4.39m) (at widest points) Vaulted ceiling, recessed lighting, Porcelain tiled flooring, twin uPVC doors to rear patio.



KITCHEN: 14' 7" x 9' 4" (4.44m x 2.84m) (at widest points) Excellent range of high and low level Beech effect kitchen units with quartz worktops, glazed display cabinets, black Franke Fraganite sink 1 1/2 drainer sink unit with mixer taps. Built in 'Bosch' dish washer, stainless steel five ring gas hob, eye level 'Bosch' double oven, tiled flooring, recessed lighting.



UTILITY ROOM WITH GROUND FLOOR WC: Range of high and low level Beech effect units, Belfast sink, plumbed for washing machine, door to w.c comprising low flush wc, wash hand basin, tiled flooring, extractor fan.

First Floor

LANDING: Cornice ceiling, stairs to floored attic.

BEDROOM (1): 11' 9" x 10' 9" (3.58m x 3.28m) (at widest points) Cornice ceiling,



BEDROOM (2): 13' 8" x 11' 2" (4.17m x 3.4m) (at widest points) Wash hand basin in vanity unit, built in wardrobes.



BEDROOM (3): 7' 3" x 7' 2" (2.21m x 2.18m) Picture rail.



BATHROOM: Wash hand basin, low flush wc, panel bath with thermostatically controlled shower over, tiled flooring, part tiled walls.



Stairs to...

ATTIC ROOM/STORAGE ROOM: 14' 8" x 14' 7" (4.47m x 4.44m) (at widest points) Velux window, storage in eaves.



Outside

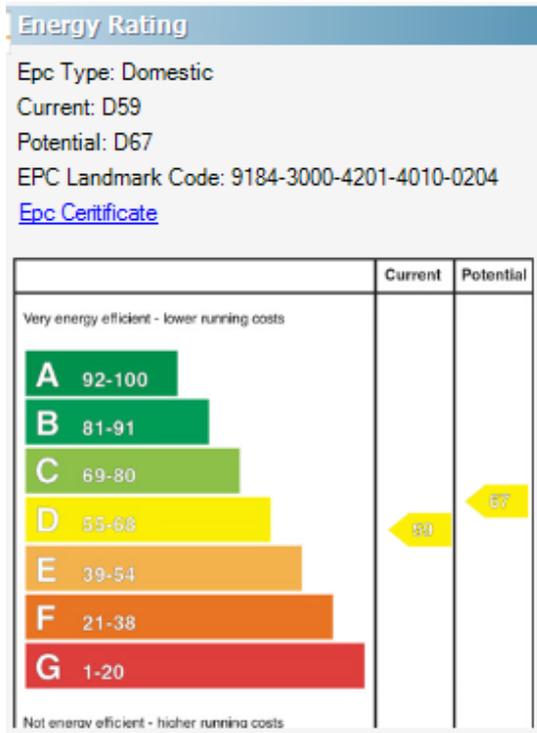
Flowerbeds to front, concrete parking area, mature trees and hedging.

Pathway to side, flagged patio area to rear, flower beds, generous lawned garden area and a wooden garden hut with power.



Telephone 028 9066 3030

www.templetonrobinson.com



Location:

From Ravenhill Road leaving the City, turn left into Ardenlee Avenue and Ardenlee Gardens is first left off Ardenlee Avenue.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700
www.templetonrobinson.com

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