



An excellent detached family home in a prime residential location with convenient access to Belfast city centre, Belfast City Airport and a range of popular local schools.

The accommodation comprises, on the ground floor, an entrance hall, separate wc facility, cloaks area, living room and open plan area to the rear incorporating a dining area, snug and spacious kitchen area.

Upstairs are three well proportioned bedrooms, a family bathroom with separate wc and utility room. Additionally an open tread staircase leads to a roofspace storage room which offers immense potential (subject to building control approval) for further extension.

In addition the property benefits from mainly uPVC framed double glazed windows, some windows with stained and leaded glass features, oil fired central heating and an attached garage, with a private rear garden area.

Offers Over
£395,000

7 Ravenhill Park Gardens,
BELFAST,
BT6 0DH

Viewing by
appointment
through agent
028 9066 3030



- Delightful Detached Family Home in Prime Location
- Convenient Access to City Centre & Excellent Range of Local Schools
- Living Room, Open Plan Dining Area & Snug
- Superb Large Kitchen Area with Island Unit
- 3 Main Bedrooms, Well Proportioned Family Bathroom, Utility Room & Separate WC
- Roofspace Storage Room with Excellent Potential (subject to building control)
- Ground Floor WC Facility
- Some Feature Stained & Leaded Glass Windows
- Mainly uPVC Framed Double Glazed Windows
- Oil Fired Central Heating
- Attached Garage
- Enclosed & Private Rear Garden Area

The Property Comprises:

Ground Floor

ENCLOSED ENTRANCE PORCH:

ENTRANCE HALL:



WC FACILITY: Low flush wc, pedestal wash hand basin.

LIVING ROOM: 15' 7" x 11' 0" (4.75m x 3.35m) Cast iron fireplace surround and mantle with cast iron inset with open fire, built-in book shelves.



Open plan to rear of panrty . . .

SNUG: 9' 8" x 8' 11" (2.95m x 2.72m)

DINING AREA: 11' 0" x 11' 0" (3.35m x 3.35m)



KITCHEN: 17' 3" x 16' 5" (5.26m x 5m) Range of built-in kitchen units with polished granite work surfaces, enamel Belfast sink unit with mixer tap, plumbed for dishwasher, integrated fridge and freezer, Rangemaster range cooker with five gas rings and oven with separate grill, extractor fan over. Island unit with storage underneath, granite work surfaces, integrated microwave, ceramic tiled floor, three Velux windows, French door to garden.



First Floor

MASTER BEDROOM: 13' 0" x 11' 0" (3.96m x 3.35m) Sanded and varnished floor, built-in book shelves.



BEDROOM (2): 11' 0" x 11' 0" (3.35m x 3.35m) Sanded and varnished floor, cast iron fireplace surround and mantle.

BEDROOM (3): 9' 5" x 7' 0" (2.87m x 2.13m) Feature cast iron fireplace, surround and mantle.



UTILITY/LAUNDRY ROOM: 6' 11" x 6' 0" (2.11m x 1.83m) Plumbed for washing machine, wall length range of Sliderobes and storage cupboards.

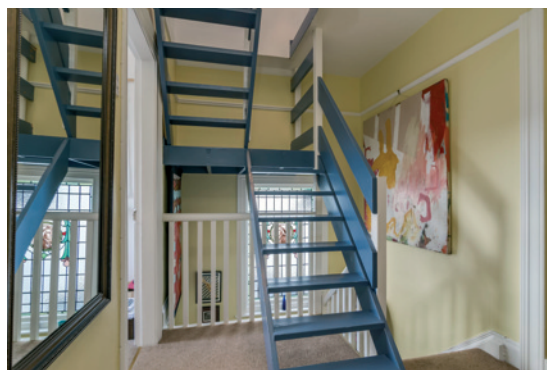
SEPARATE WC: Low flush wc, wash hand basin.

SPACIOUS BATHROOM: Roll top cast iron bath, pedestal wash hand basin, high flush wc, walk-in shower cubicle with Mira Sport electric shower, painted floor boards, tongue and groove walls.



Open tread staircase to . . .

ROOFSpace STORAGE ROOM: 9' 2" x 8' 0" (2.79m x 2.44m) Additional storage in eaves. Offering excellent potential for additional bedroom accommodation subject to building control approval.



Outside

ATTACHED GARAGE Double wooden doors.

Front garden with boundary hedge, driveway parking. Rear garden in lawn, mature boundary hedging and private sitting area at the rear of the garden.



Location:

Onslow Parade heading into Ravenhill Park, take the next turn on the left hand side into Ravenhill Park Gardens.

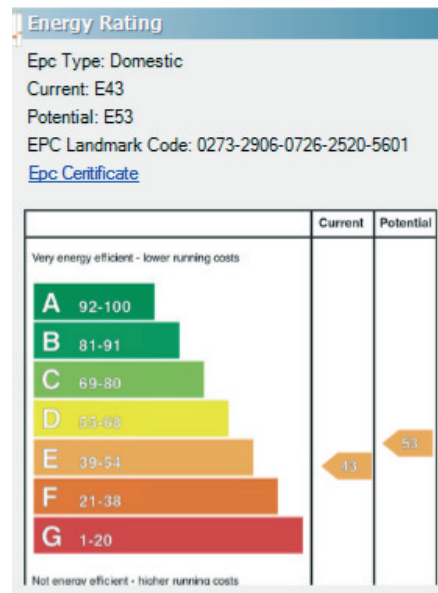
Telephone 028 9066 3030
www.templetonrobinson.com



Total area: approx. 168.5 sq. metres (1813.3 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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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