



An exceptional extended semi detached family home in a prime residential location just off the Ravenhill Road at Ravensdene Park. Excellent access by either car or bus to the city centre, motorway network and Belfast City Airport. Popular for its proximity to local primary schools at present there is high demand for properties in this superb location.

The accommodation comprises, on the ground floor, a spacious main living room, an outstanding extended modern kitchen, dining and family area, ground floor wc facility and utility cupboard. Upstairs are three well proportioned bedrooms and an excellent modern bathroom with three piece suite and shower cubicle. Master bedroom additionally benefits from an ensuite shower room.

In addition the property benefits from uPVC framed double glazed windows, gas fired central heating, a delightful rear garden area with a south facing aspect, ideal for outdoor entertainment. We can highly recommend an internal inspection.

**Offers Over
£279,950**

35 Ravensdene Park,
Ravenhill Road,
Belfast,
BT6 0DA

Viewing by
appointment
through agent
028 9066 3030



- An Outstanding Extended Semi Detached Family Home in Prime Residential Location
- Spacious Living Room
- Excellent Modern Kitchen/Dining & Family Area
- 3 Well Proportioned Bedrooms (one with Ensuite Shower Room)
- Superb Modern Bathroom with 3 Piece Suite & Shower Cubicle
- Ground Floor wc Facility & Adjoining Utility Cupboard
- Delightful Rear South Facing Garden Area with Courtyard Style Patio Area
- Hidden Exterior Lighting System Illuminating the Garden
- Gas Fired Central Heating
- uPVC Framed Double Glazed Windows
- Attractive & Appealing Internal Presentation, Charm & Character

The Property Comprises:

Ground Floor

ENCLOSED ENTRANCE PORCH:

ENTRANCE HALL: Solid walnut wood strip flooring.

UNDER STAIRS CLOAKROOM: Low flush wc, wash hand basin, extractor fan, additional storage cupboard under stairs with plumbing for washing machine.

LIVING ROOM: 15' 9" x 12' 2" (4.8m x 3.7m) Feature solid walnut wood strip flooring, feature fireplace surround and mantle, slate inset and hearth, dog grate, cornice ceiling, low voltage spotlights, picture rail.



MAGNIFICENT EXTENDED MODERN KITCHEN/LIVING & DINING AREA: 20' 0" x 18' 8" (6.1m x 5.7m) Excellent range of modern built-in kitchen units, solid wood work surfaces, single drainer 1.5 bowl stainless steel sink unit with mixer tap, integrated microwave oven, integrated oven unit, part tiled walls in splash back area, island unit, storage units under solid oak work surfaces, integrated five ring gas hob, integrated dishwasher. Dining area with two double French doors in 'Inoko' frame opening to rear garden, breakfast bar area, low voltage spotlights, feature natural brick areas, stainless steel and glass canopy and extractor fan.

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First Floor Return

SUPERB MAIN BATHROOM: Free standing modern bath with mixer tap, low flush wc, wash hand basin in modern vanity unit, shower cubicle with mains pressure thermostatically controlled shower unit, fully tiled walls in shower area, feature ceramic tiled floor, heated towel style radiator, low voltage spotlights.



First Floor

MASTER BEDROOM: 12' 9" x 10' 4" (3.88m x 3.16m) The Master Bedroom benefits visually from a secured flat roof with access for maintenance, this does not, however, have the benefit of planning for a balcony.

ENSUITE SHOWER ROOM: Ensuite shower room with feature floor and wall tiling, double shower cubicle with mains power shower unit, wash hand basin, low flush wc.



BEDROOM (2): 15' 1" x 10' 8" (4.6m x 3.25m)



BEDROOM (3): 8' 9" x 7' 7" (2.67m x 2.3m)



Outside

Small front garden area with parking space for one car. Delightful courtyard style rear garden with built-in seating area, granite tiled patio, hidden exterior lighting system illuminating the garden, lawn area with mature shrub and bamboo border. Outside utility area to side of house with garden shed and covered storage area.





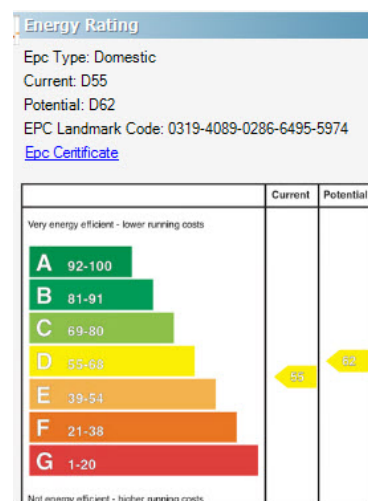
Total area: approx. 111.7 sq. metres (1202.3 sq. feet)

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

Location:

Ravenhill Road heading out of town just before traffic lights at
Park Road/Ravenhill Park junction, turn left into Ravensdene
Park.

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