



10 Onslow Parade, Cregagh/Ravenhill, Belfast, BT6 0AR

Asking Price £219,950

Number 10 is superb extended, semi detached home that has been decorated and presented to an exceptional standard throughout. The internal accommodation comprises lounge open to dining with cast iron fireplace, inner hallway (currently utilised as study area) downstairs w/c, and modern fitted kitchen with wooden work surfaces. Upstairs there are three bedrooms and white bathroom suite. The property also benefits from an oil heating system, double glazing, loose stone driveway and good sized, mature garden to rear. Onslow Parade is a popular residential location off the Cregagh Road which continues to Ravenhill Park and onto the Ravenhill Road thus providing easy access to most parts of the city. Close by is the popular Forestside Shopping Centre and leading schools, both primary and post primary. The Cregagh, Ravenhill and Ormeau areas are within walking distance with an array of independent shops/vibrant cafés and restaurants.

Green open spaces include Ormeau Park and Cherryvale Playing Fields, where park runs, and outdoor social events are a regular feature. For sporting enthusiasts, the Ulster Rugby stadium and Ormeau and Belvoir Park Golf Clubs are all close by.

This is a wonderful opportunity to purchase a well presented home in a highly sought-after location.

- Extended Semi Detached Home
- Lounge Open To Dining Room With Period Cast Iron Fireplace
- Modern Fitted Kitchen With Wood Work Surfaces
- Oil Heating System
- Loose Stone Driveway With Ample Parking
- Three Bedrooms
- Study Area & Downstairs W/C
- White Bathroom Suite
- Double Glazing
- Enclosed South Facing Garden and Patio Area To Rear

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 50 | 63 |
| (21-38) | F | | |
| (1-20) | G | | |

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

Entrance Hall



Pvc glass panelled front door with glazed side panels to entrance hall.
Original Terrazzo flooring.

Lounge / Dining 21'4 x 10'6 (6.50m x 3.20m)



(into bay) Cast iron fire-place housing an open fire. Picture rail. Oak laminate flooring.
Double glazed sliding doors to raised patio overlooking the garden.





Inner Hallway



Terrazzo flooring continued. Currently utilised as a study area.

Down-stairs w.c



Low flush w.c Sink unit with mixer taps.

Fitted Kitchen 16'6 x 7'0 (5.03m x 2.13m)



Full range of high and low level units, wooden work surfaces, pelmet lighting. Integrated dish-washer, single drainer 1 1/4 bowl sink unit with mixer taps. Part tiled walls.



First Floor

Bedroom One 11'5 x 9'5 (3.48m x 2.87m)



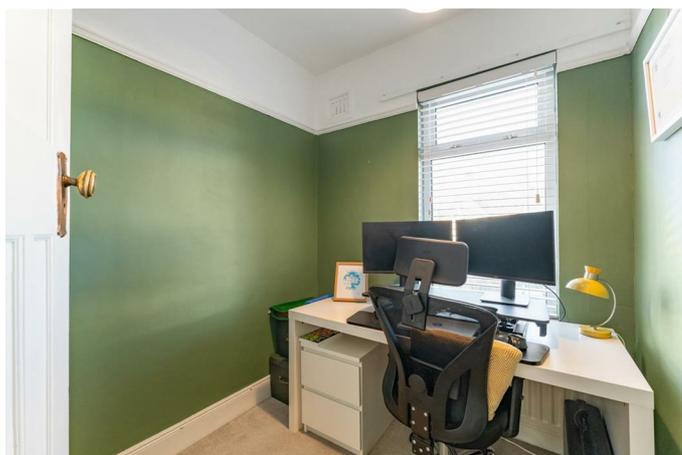
(into bay) Picture rail.

Bedroom Two 9'5 x 8'6 (2.87m x 2.59m)



Picture rail.

Bedroom Three 6'6 x 6'2 (1.98m x 1.88m)



Picture rail.

White Bathroom Suite



White bathroom suite panelled bath with Triton shower unit above, pedestal wash hand basin, low flush w.c Wood effect tiled flooring.



Landing



Hot-press.

Outside Front

Losse stone driveway with ample parking.

Outside Rear



Enclosed flagged area to the rear, garden laid lawn with range of mature trees bordered by timber fencing. Housing oil fired boiler. Pvc oil tank.

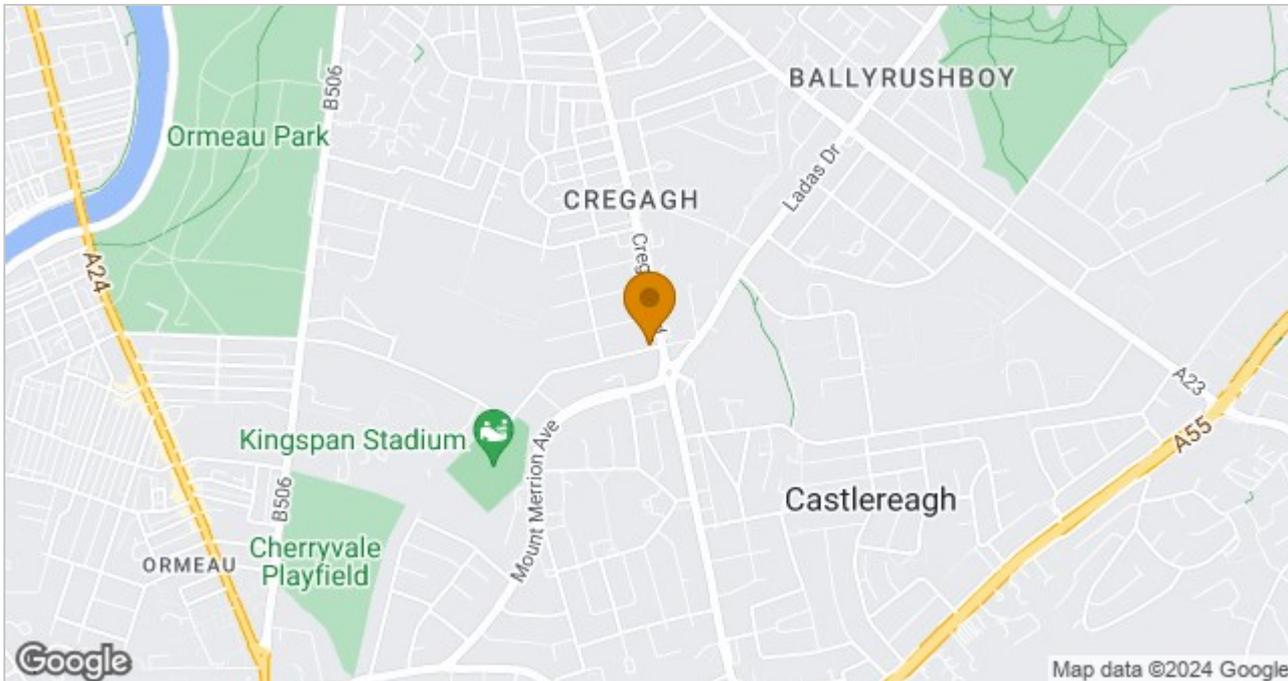


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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