



63 Ardenlee Avenue, Belfast, BT6 0AB

Asking Price £595,000

Ardenlee Avenue is off the Ravenhill Road and has been a consistently popular location with professionals and family buyers hoping to capitalise on the convenience to the local schools, both primary and post primary, the local parks both Ormeau & Cherryvale Playing Fields and the array of coffee shops, delicatessen's and restaurant's off the Ormeau Road.

Set well back off Ardenlee Avenue, approached by electric gates, the property was considerably extended in 2017, transforming the internal accommodation, whilst having only minimal impact on the outside space, due to the property having a fantastic sized south facing rear garden.

The accommodation now comprises, lounge with cast iron fireplace and original cornice ceiling to the front, downstairs w/c, utility / boot room, and fantastic kitchen dining living area to the rear with large sliding doors providing access to patio / garden.

On the first floor there are four bedrooms, with the principle bedroom benefitting from an en-suite shower, family bathroom with separate shower and a further double bedroom with en-suite into the roof space.

Outside, there is a courtyard area to the side accessed from the utility/boot room and superb patio / garden accessed from the kitchen dining living area. To the rear end of the garden there is a large wooden garden room, ideal home office/gym.

A fantastic family home!

- Extended Red Brick Semi Detached Family Home
- Lounge To The Front
- Utility / Boot Room
- Family Bathroom Suite 1st Floor
- Electric Gates Leading To Driveway With Ample Parking
- Five Bedrooms - Two With En-Suite Shower
- Fantastic Kitchen / Dining / Living To Rear Overlooking Garden
- Downstairs W/C
- Gas Heating/Double Glazed (Sliding Sash To The Front)
- Large, Mature Rear Garden Laid In Lawns (Additional Timber Garden Room)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(37-49) A		
(49-64) B		
(64-81) C		
(81-93) D		
(93-101) E		
(101-109) F		
(109-120) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Northern Ireland		



The accommodation Comprises



Upvc glass panelled front door to entrance hall. Oak flooring laid in herringbone style. Cornice & ceiling rose. Understairs cloaks area.

Lounge 13'6 x 12'1 (4.11m x 3.68m)



Into Bay

Cast Iron fire place with decorative wooden surround housing open fire, granite heath. Cornice ceiling.

Downstairs W/C



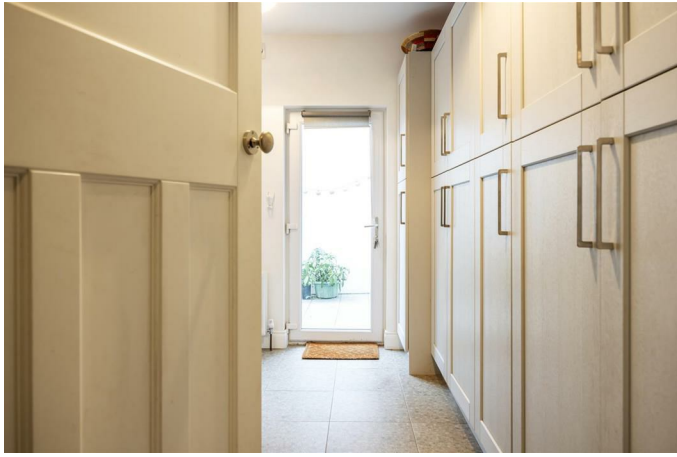
Low flush w/c and sink unit with mixer taps and storage below. Tiled flooring.

Inner Hallway



Storage cupboards and shelving.
Provides access to Boot room / utility.

Utility / Boot Room



Excellent range of fitted units, plumbed for washing machine. Tiled flooring. Upvc glass panelled door providing access to side courtyard area.

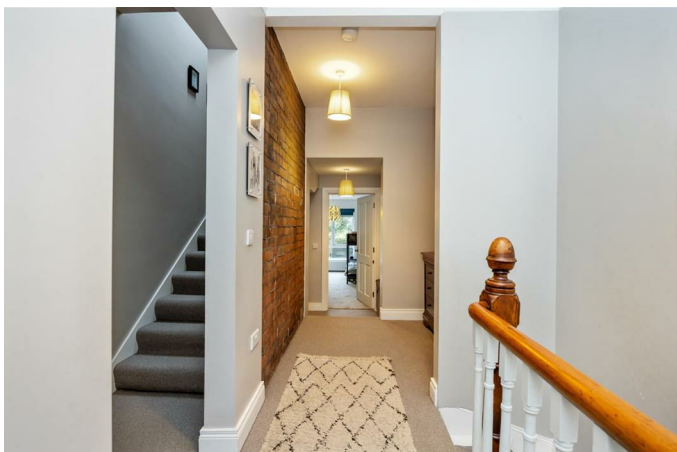
Fantastic Kitchen/Dining/Living 23'3 x 22'5 (7.09m x 6.83m)



Excellent range of high and low level built-in units with the main bank of units incorporating 2 fridge freezers, side by side and double opening larder cupboard with spice racks fitted to the doors, 'Quartz' work surfaces, stainless steel 1 1/4 sink unit with mixer taps, Induction hob with down draft extraction, integrated dish washer. Oak flooring laid in herringbone style. Speakers in the ceiling connected via Bluetooth Audio. Spotlights.

Large sliding doors providing access to patio / garden.

First Floor



Principle Bedroom 15'3 x 13'2 (4.65m x 4.01m)



Extensive built-in bedroom furniture with robes and drawers.

En-Suite



Comprising fully tiled walk-in shower cubicle with chrome shower unit, drench head and hand shower attachment. Wash hand basin with mixer taps and storage below, low flush w/c, Heated chrome towel rail, Tiled flooring.

Bedroom Two 15'6 x 9'2 (4.72m x 2.79m)



Bedroom Three 13'4 x 11'5 (4.06m x 3.48m)



Into Bay

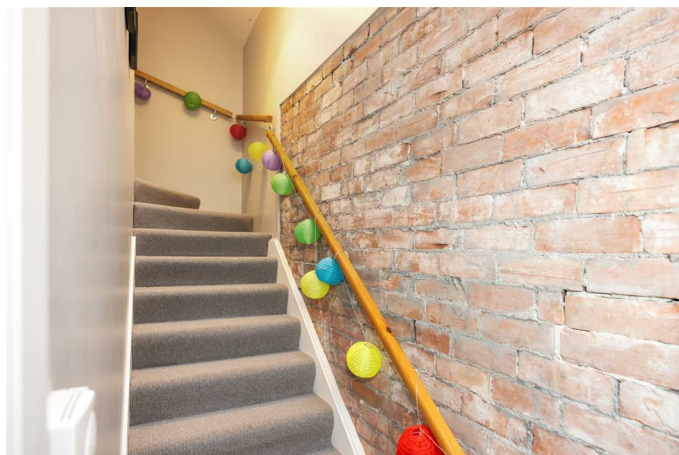
Bedroom Four 7'9 x 7'4 (2.36m x 2.24m)

Family Bathroom Suite



Comprising free standing oval bath with floor mounted mixer taps and hand shower, large walk-in shower cubicle with chrome shower unit, drench head and hand shower attachment, glazed partition, wash hand basin with mixer taps and storage below, low flush w/c, Heated chrome towel rail and tiled flooring.

Second Floor



Large storage area into roof void with light.

Bedroom Five 16'2 x 15'9 (4.93m x 4.80m)



At widest points.

En-Suite

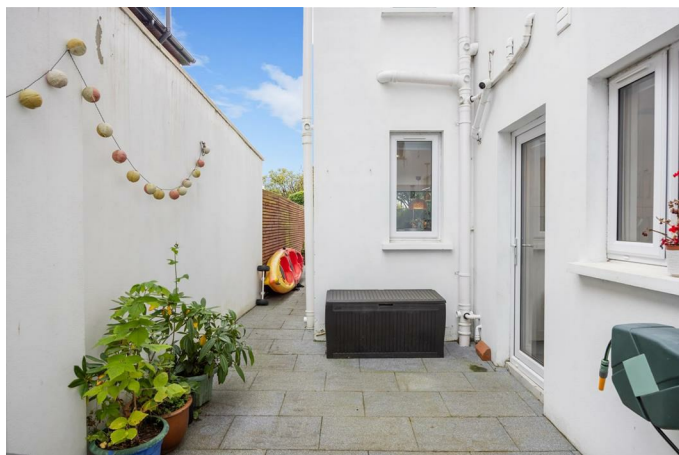
Comprising fully tiled shower cubicle with electric shower unit, wash hand basin, low flush w/c

Outside Front



The property is approached via electric gates providing access to loose stone driveway with ample parking.

Side Courtyard



From the utility/boot room access is provided to side courtyard area.

Outside Rear



The large sliding patio doors in the kitchen/dining/living lead out to the patio area overlooking the large garden laid in lawns with mature apple tree bordered by hedging. To the rear of the garden there is a large garden room. Additional flagged area to rear of the garden room.

Garden Room 24'0 x 9'5 (7.32m x 2.87m)

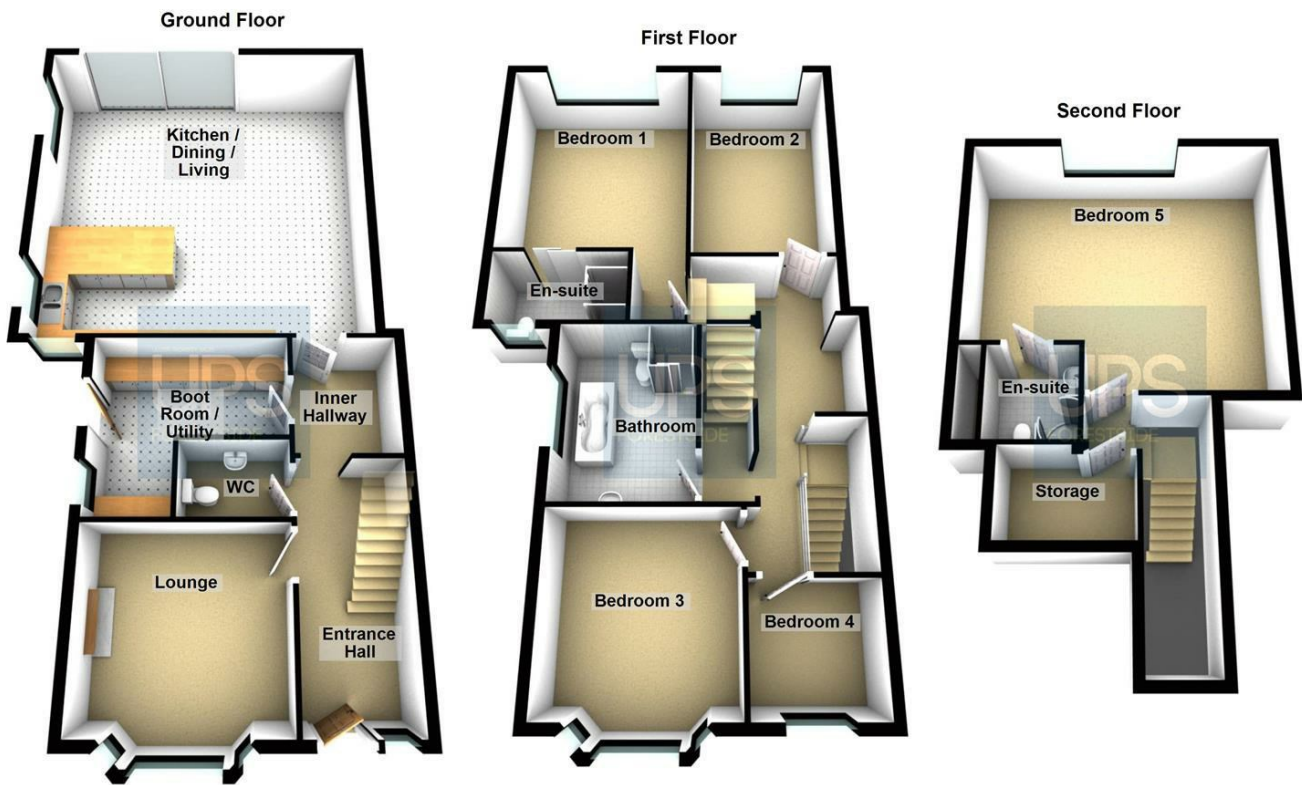


Light and power, ideal home office / gym.



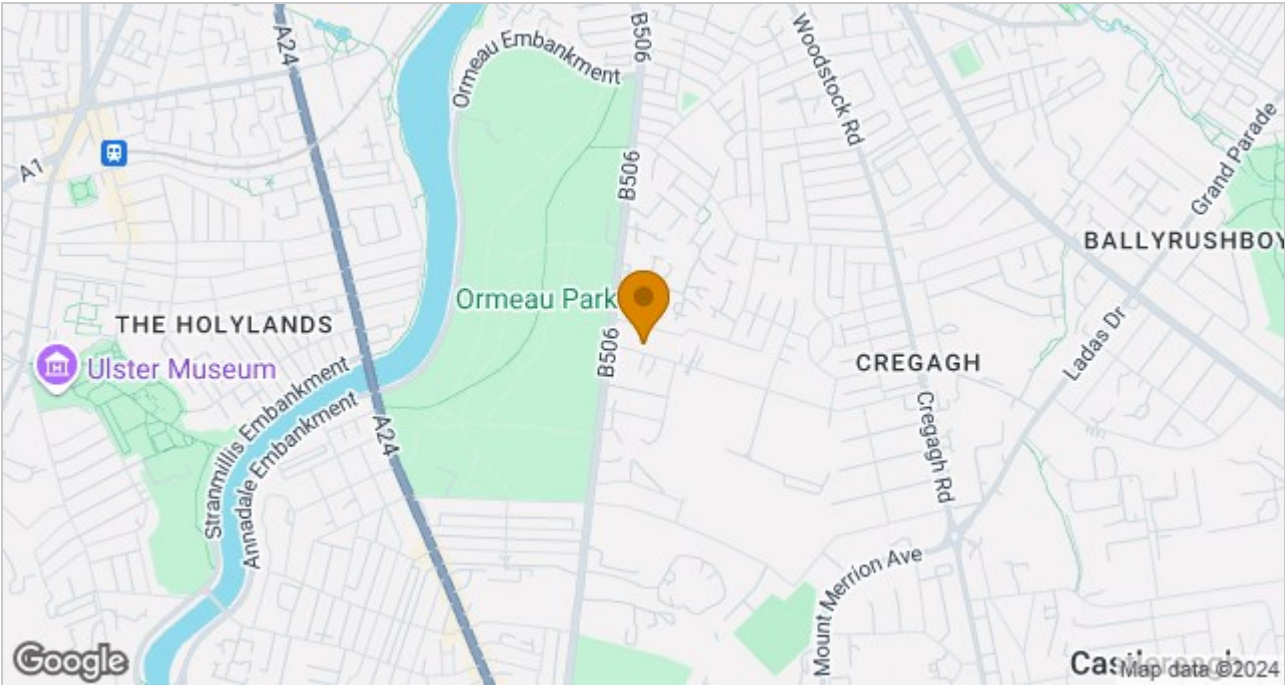


Floor Plan



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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