



### 3 London Street, Ravenhill Road, Belfast, BT6 8EN

**Asking Price £134,950**

London Street is conveniently positioned just off the lower Ravenhill Road and is perfectly positioned to take advantage of all that the local area has to offer. Whether that be the excellent selection of shops on the Ravenhill Road, open green area and sports facilities at Ormeau Park or everything that Belfast city centre has to offer, all your need are never far away!

The property itself is beautifully maintained and comprises of a spacious through lounge / dining room, modern fitted kitchen, white bathroom suite and two good sized bedrooms on the first floor and an enclosed yard to the rear. The property also is an efficient home which benefits from oil fired central heating, upvc double glazing, cavity wall insulation and increased levels of loft insulation.

With its prime location and appealing features, this house on London Street is an excellent opportunity for those looking to make a home in Belfast. Whether you are a first-time buyer or an investment property offering an excellent yield, this property is sure to meet your needs and exceed your expectations. Don't miss the chance to view this delightful home and experience all that it has to offer.

- Well Presented Mid-Terrace Home
- Through Lounge / Dining Room
- White Bathroom Suite
- UPVC Double Glazing
- Walking Distance to Belfast City Centre
- Two Good Sized Bedrooms
- Modern Fitted Kitchen
- Oil Fired Central Heating
- Ideal location close to many shops, parks and transport links
- Excellent First Time Purchase or Investment

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(37-49) <b>A</b>		
(41-47) <b>B</b>		
(45-49) <b>C</b>		
(55-63) <b>D</b>		
(59-64) <b>E</b>		
(61-65) <b>F</b>		
(61-65) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

### Entrance Hall

Glazed upvc front door with fan light opens onto entrance hall with laminate flooring.

### Lounge / Dining Room 23'4" x 8'11" (7.13m x 2.74m)



Through lounge / dining room with wood burning stove and tiled hearth. Laminate flooring.



### Modern Fitted Kitchen 12'3" x 5'10" (3.75m x 1.80m)



Modern fitted kitchen with a selection of upper and lower level cream gloss units complete with wooden effect countertops, stainless steel sink with drainer, ceramic hob, eye level oven and stainless steel overhead extractor fan. Plumbed for washing machine. Part tiled walls and tiled flooring. Access to under stair storage area. Glazed upvc door opens onto enclosed rear yard.

### First Floor

### Bedroom 1 12'6" x 9'10" (3.83m x 3.02m)



Double bedroom with laminate flooring.

**Bedroom 2 11'0" x 7'1" (3.36m x 2.18m)**



Access to hot press.

**White Bathroom Suite 5'9" x 5'7" (1.77m x 1.72m)**

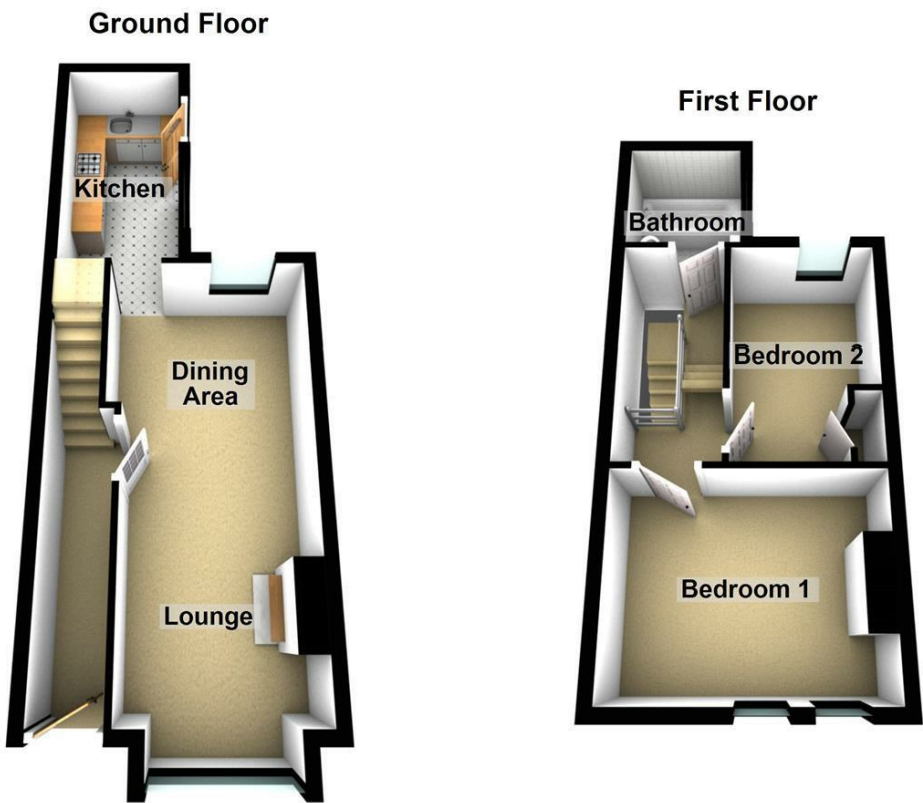


White bathroom suite comprising of panelled bath, round wash hand basin with stainless steel mixer taps, low flush w.c and heated chrome towel rail. Part tiled walls and tiled flooring.

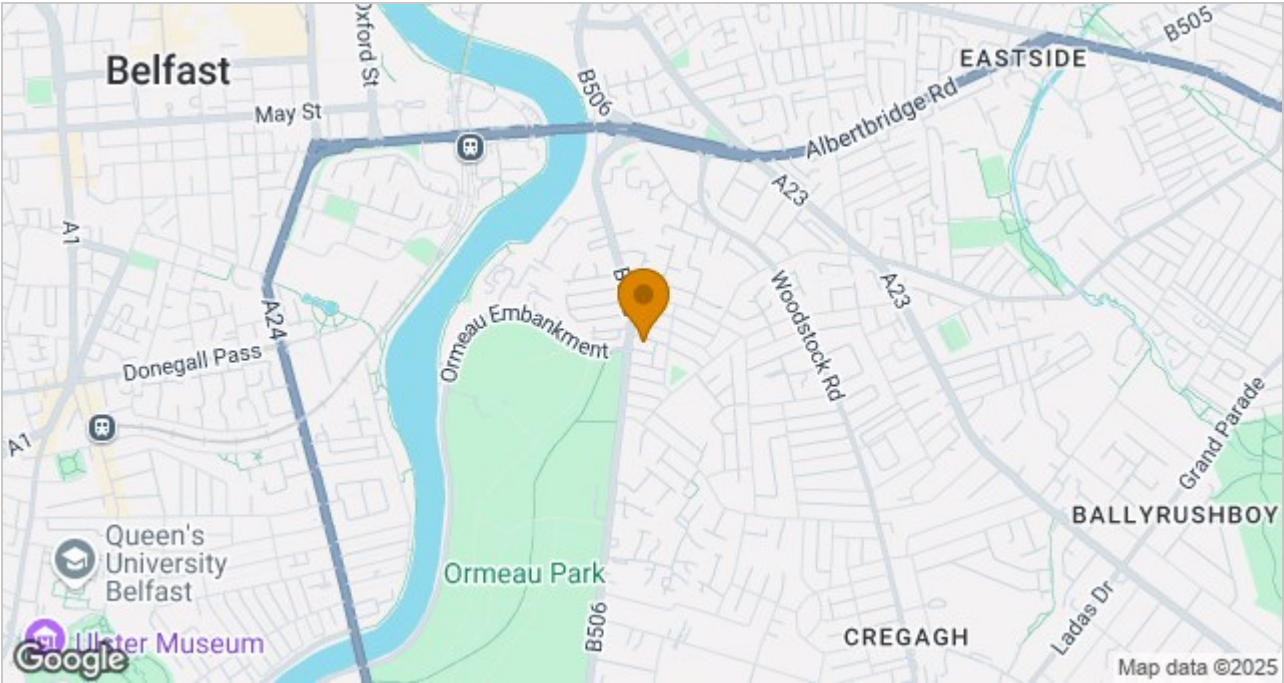
**Enclosed Rear Yard**

Enclosed yard to the rear housing oil boiler.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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