



## 11 Carrington Street, Ravenhill Road, Belfast, BT6 8GF

**Asking Price £135,000**

Carrington Street is conveniently positioned just off the lower Ravenhill Road, offering residents so much convenience with an excellent array of shops, schools, parks and public transport links found on your doorstep. Access into Belfast city centre is also only a short distance away on foot, as is the Ormeau Road which is very popular for those who enjoy the vibrant atmosphere it brings with its selection of bars, cafés and open green areas. The property itself is a traditional red brick, mid-terrace home and comprises of two bedrooms, lounge open to dining area, extended kitchen and a shower suite on the first floor. In addition to this, the property is also serviced with gas central heating, double glazed windows and has been well maintained. Early viewing comes recommended!

- Mid terrace home
- Lounge open to dining area
- 1st floor shower suite
- Double glazed windows
- Close to the City centre and many amenities
- Two good size bedrooms
- Extended kitchen
- Gas central heating
- Covered rear yard area
- Ideal purchase for the 1st time buyer

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



### The accommodation comprises

Pvc double glazed front door leading to the entrance hall

### Entrance hall

Laminate flooring.

### Lounge / dining 20'4 x 9'2 (6.20m x 2.79m)



Laminate flooring, open to the dining area.

### Dining area



Laminate flooring, cloaks area.

### Kitchen 11'7 x 10'6 (3.53m x 3.20m)



Range of high and low level units, single drainer sink unit with mixer taps, work surfaces, part tiled walls, cooker space, plumbed for washing machine. recessed spotlights, roof window, laminate flooring.

### 1st floor

Landing, roof space access.

### Bedroom 1 12'4 x 10'4 (3.76m x 3.15m)



Laminate flooring,

**Bedroom 2 10'2 x 7'6 (3.10m x 2.29m)**



Laminate flooring.

**Shower room 7'7 x 5'3 (2.31m x 1.60m)**



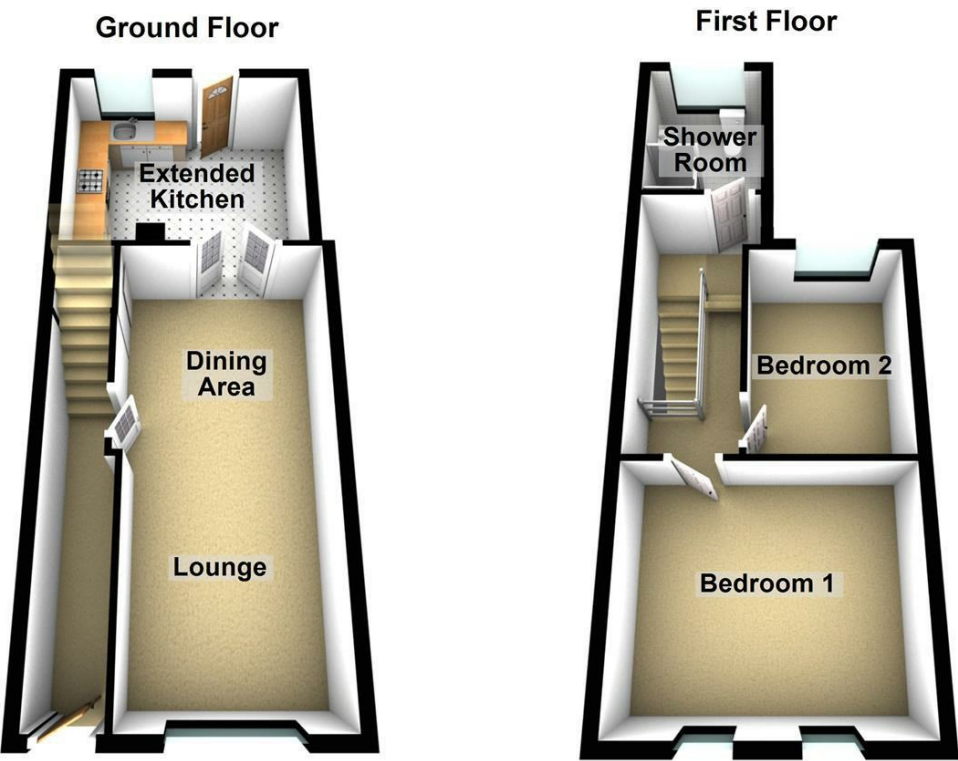
Comprising corner shower cubicle with chrome thermostatically controlled shower, low flush w/c. pedestal wash hand basin, extractor fan.

**Outside**

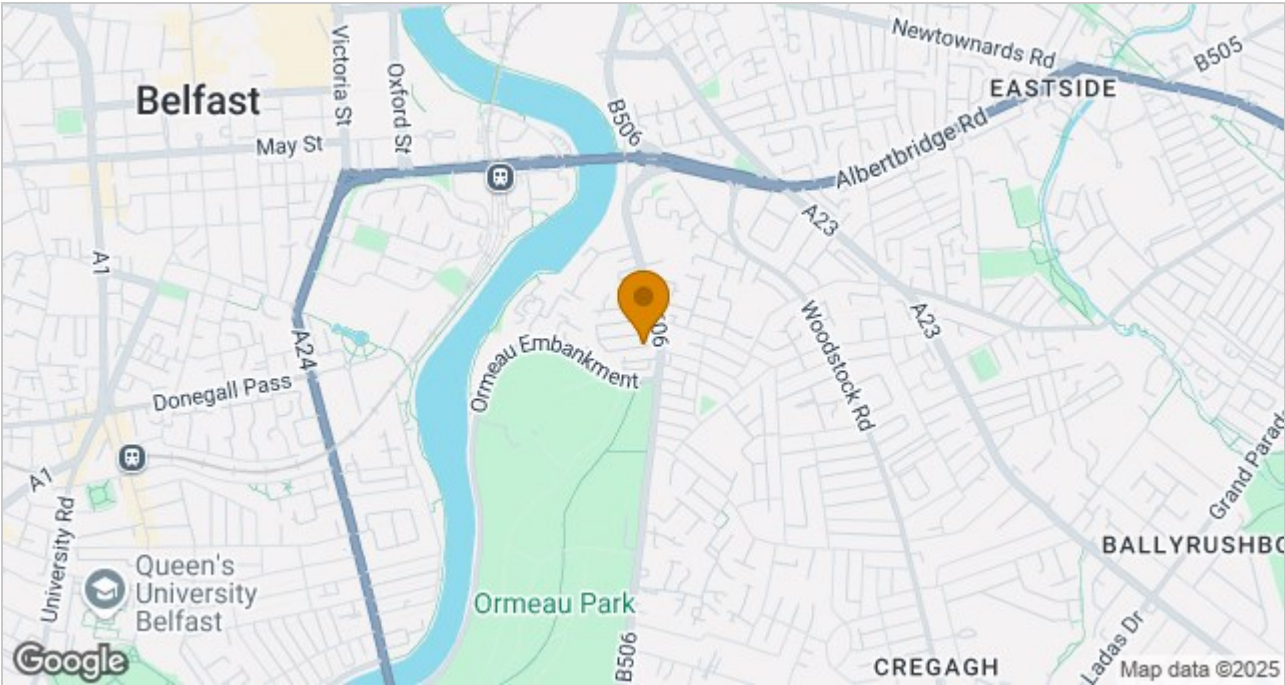
Enclosed covered rear yard.



Floor Plan



Area Map



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