



## 182 Ravenhill Avenue, Ravenhill, Belfast, BT6 8LJ

**Asking Price £135,000**

Ravenhill Avenue is a superb location within walking distance to Belfast city centre and connects the Ravenhill and Creagh road in South East Belfast. With a selection of shops, cafes, restaurants and parks close by, this style of property in this location, has been consistently popular with first time buyers and investors.

Internal accommodation comprises three good sized bedrooms, two reception rooms, fitted kitchen and wet room on the first floor.

Although in need of some modernisation, this property offers great potential for those not put off by a project and happy to add their own fit and finish.

- Mid Terrace Home
- Two Reception Rooms
- Wet Room 1st Floor
- Majority Double Glazed
- Convenient Location
- Three Bedrooms
- Fitted Kitchen
- Gas Heating
- Enclosed Rear Yard
- Modernisation Required

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		65	71
Northern Ireland		EU Directive 2002/91/EC	

## The Accommodation Comprises



Glass panelled front door to entrance porch. Glass panelled inner door to entrance hall.



## Lounge 13'9 x 10'8 (4.19m x 3.25m)



Into Bay.

**Living Room 11'5 x 11'1 (3.48m x 3.38m)**



**Fitted Kitchen 13'6 x 7'7 (4.11m x 2.31m)**



Range of high and low level built-in units, single drainer stainless steel sink unit with mixer taps, understairs storage, Pvc back door.

## **First Floor**

**Bedroom One 15'4 x 11'4 (4.67m x 3.45m)**



**Bedroom Two 11'1 x 9'0 (3.38m x 2.74m)**



**Bedroom Three 9'6 x 7'9 (2.90m x 2.36m)**



**Wet Room**



Chrome shower unit, pedestal wash hand basin, low flush w/c.

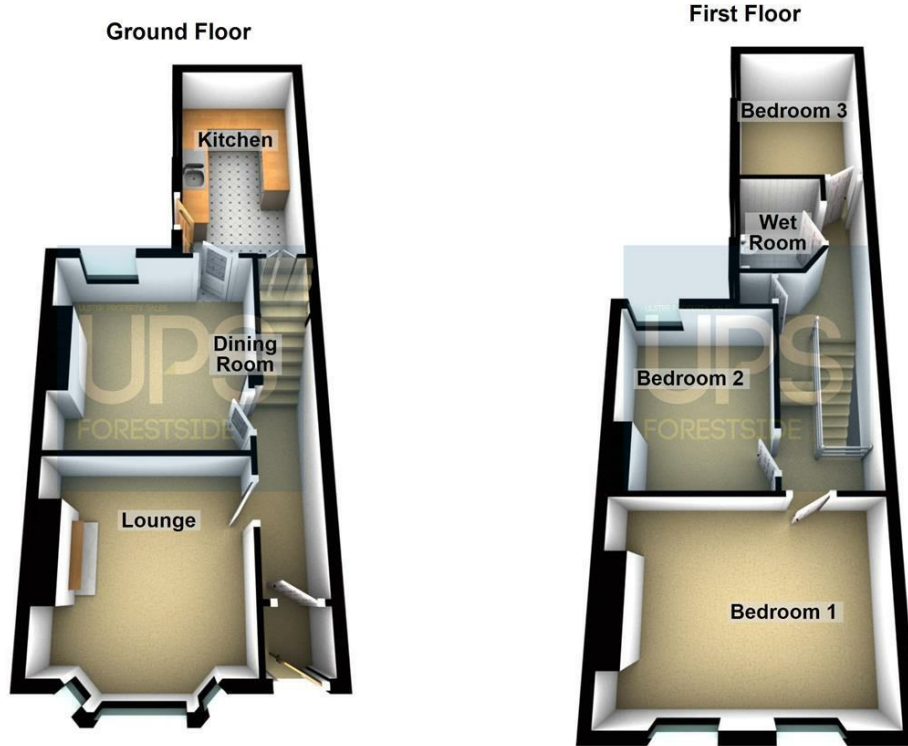
**Outside**

Easily maintained area to front.

## Outside Rear

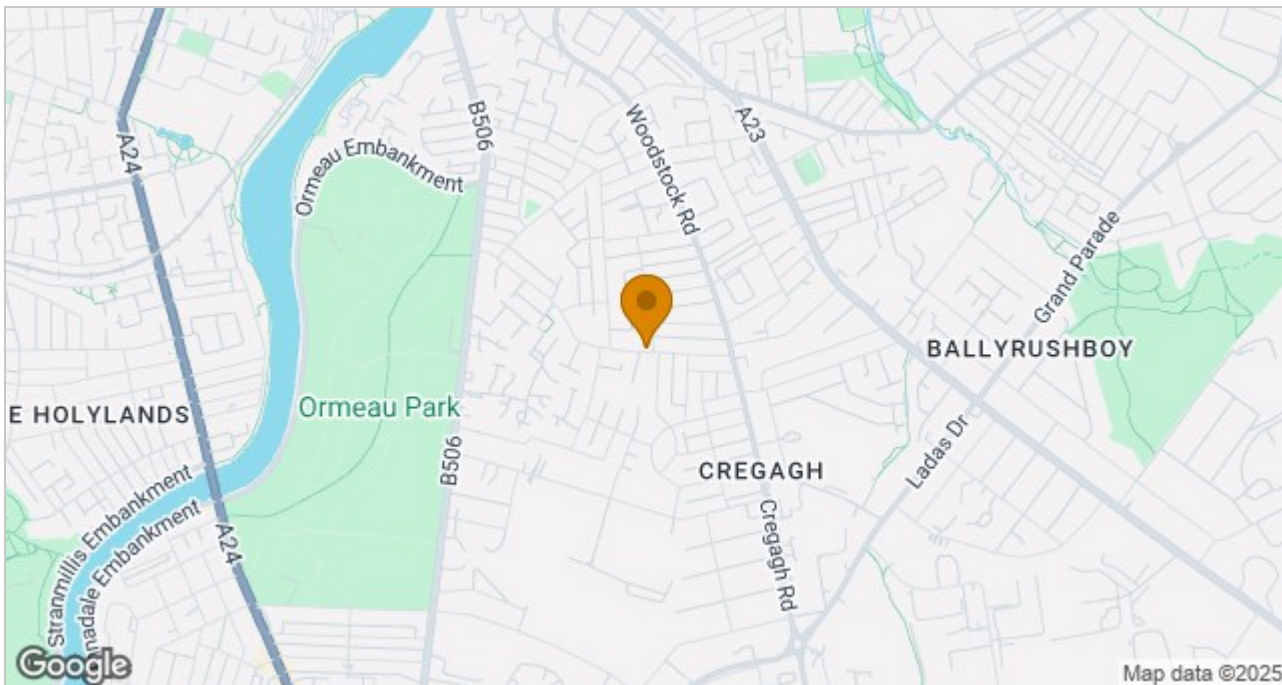
Enclosed rear yard. Built in storage facility.

## 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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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