



A prime residential location is South East Belfast between the ever vibrant hub of the Ormeau Road and increasingly popular Cregagh Road area. A convenient area for access to the city centre, Belfast City Airport and a selection of popular local schools. There should be wide ranging appeal to property purchasers.

Internally the property benefits from a living room, sitting room, magnificent modern kitchen extending into superb family and dining room extension. Additionally there is a utility room with adjoining shower room. Upstairs there are three well proportioned bedrooms and an excellent family bathroom, a fixed ladder style staircase leads to roofspace storage room.

Additionally the property benefits from PVC framed double glazed windows, gas fired central heating, a magnificent south facing rear garden with patio area and studio/workshop to the rear.

We highly recommend an internal inspection is essential.

Offers Over
£385,000

105 Ardenlee Avenue,
Belfast,
BT6 0AD

Viewing by
appointment
through agent
028 9066 3030



- Superb extended Semi Detached Family Home in Prime Residential location
- Living Room, Sitting Room, Magnificent Modern Kitchen open to Extended Family Room
- Three Well Proportioned Bedrooms, Excellent Family Bathroom
- Utility Room with Adjoining Shower Room
- Superb South Facing Rear Garden with 2 Patio Areas
- Additionally in the Rear Garden is a Children's Play Area and Separate Studio/Workshop
- Ideally Positioned close to Shopping Facilities and Local Schools
- PVC Framed Double Glazed Windows
- Gas Fired Central Heating
- Parking to Front of Property

The Property Comprises:

Ground Floor

ENCLOSED ENTRANCE PORCH: Ceramic tiled floor.

ENTRANCE HALL: Ornate ceramic tiled floor.



LIVING ROOM: 13' 6" x 10' 10" (4.11m x 3.3m) Feature marble fireplace surround and mantle, cast iron inset with decorative inlay and slate hearth. Open archway.



Telephone 028 9066 3030
www.templetonrobinson.com

SITTING ROOM: 11' 2" x 10' 10" (3.4m x 3.3m) Built-in bookshelves.



SUPERB MODERN KITCHEN WITH OPEN ASPECT TO FAMILY ROOM: 26' 1" x 19' 6" (7.95m x 5.94m) (at widest points) Plumbed for American style fridge freezer, excellent range of modern high and low level units, excellent work surfaces, Rangemaster Cooke 5 ring gas hob, oven, grill and storage area, feature porcelain tiled floor, part tiled walls, Rangemaster extractor hood with integrated extractor fan, low voltage spotlights. Door to garden. Open plan to family room and dining area. Sliding doors to rear garden.





UTILITY ROOM: Built-in range of units, plumbed for washing machine.

ADJOINING SHOWER ROOM: Low flush wc, thermostatically controlled shower.



First Floor

BEDROOM (1): 15' 1" x 13' 7" (4.6m x 4.14m)



BEDROOM (2): 11' 6" x 9' 6" (3.51m x 2.9m)

BEDROOM (3): 11' 3" x 8' 3" (3.43m x 2.51m)



MAGNIFICENT FAMILY BATHROOM: Tiled panelled bath with mixer taps and telephone hand shower, wash hand basin in modern vanity unit, low flush wc, shower cubicle, thermostatically controlled mains pressure shower unit, fully tiled walls and floor.



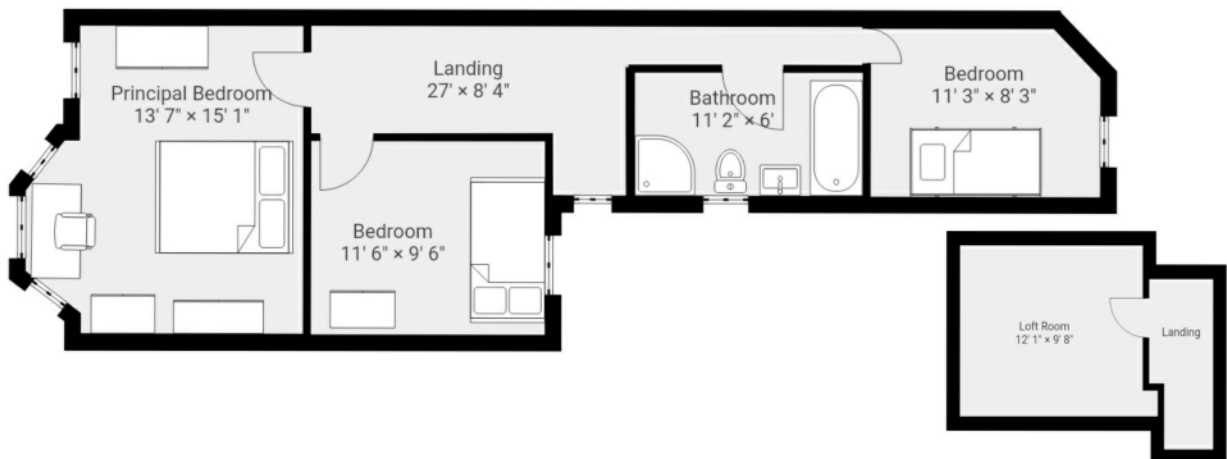
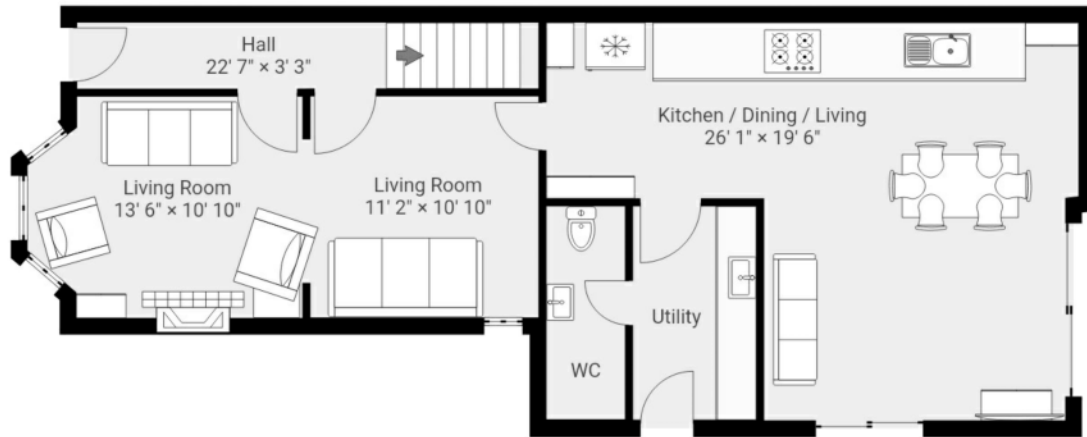
ROOFSPACE: Fixed ladder style staircase to
roofspace storage room.



Outside

South facing rear garden with 2 patio areas.





Location:

Heading out of town on Ravenhill Road turn left into Ardenlee Avenue. Opposite Ormeau gold course.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com

Energy Rating

Epc Type: Domestic
 Current: D61
 Potential: C70
 EPC Landmark Code: 0215-0218-5304-3407-5900
[Epc Certificate](#)

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| A 92-100 | | |
| B 81-91 | | |
| C 69-80 | | |
| D 55-68 | 61 | 70 |
| E 39-54 | | |
| F 21-38 | | |
| G 1-20 | | |
| Not energy efficient - higher running costs | | |

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