



3 Willowholme Drive, Ravenhill Avenue/ Cregagh Road, Belfast, BT6 8PA

Asking Price £169,950

Located between the Cregagh and Ravenhill Road's this property offers convenience to local shops, public parks, it also provides a perfect platform for those who require convenient access into and out of Belfast City Centre, either on foot, bicycle or via bus routes. This home was also recently modernised making this a fantastic first time purchase with little to do but add furniture. The accommodation comprises three bedrooms, contemporary bathroom suite first floor, lounge open to dining which in turn is open to the modern fitted kitchen. Outside there is an easily maintained area to front and enclosed rear yard, providing an excellent outside BBQ space.

A super home in a popular, convenient location.

- Semi Detached Home
- Lounge with Open Access to Dining Area
- White Bathroom Suite
- Double Glazed
- Enclosed Rear / Patio Area
- Three Bedrooms
- Modern Fitted Kitchen
- Gas Heating
- Easily maintained Area To Front
- Excellent First Time Purchase

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	63
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

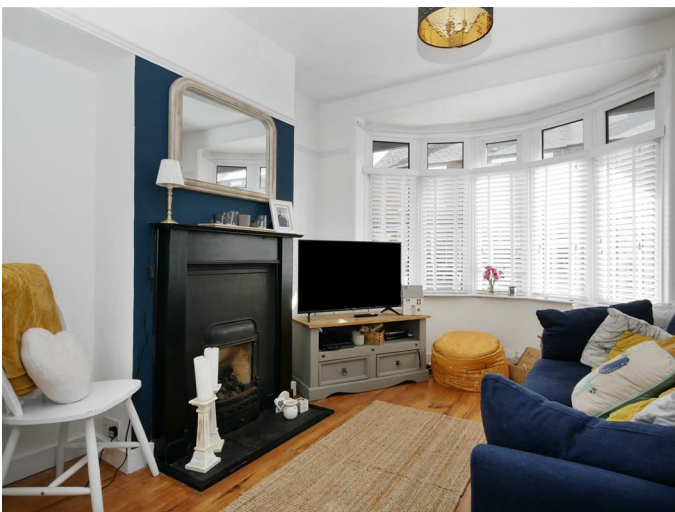


Entrance



pvc glass panelled front door to entrance hall. Under-stairs storage.

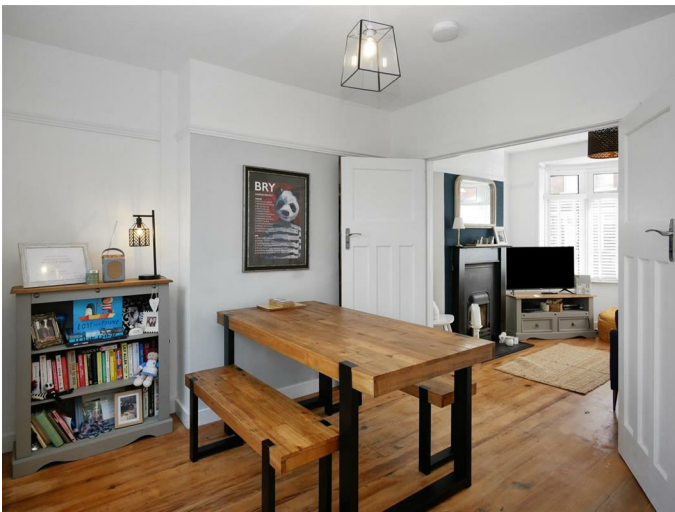
Lounge 12'0 x 9'9 (3.66m x 2.97m)



(ta widest points) Cast iron fire-place with wooden surround . Laminate flooring. Double doors.



Dining Room 10'7 x 10'0 (3.23m x 3.05m)



Timber flooring. Continued open to:





Shaker Style Fitted Kitchen 14'6 x 5'5 (4.42m x 1.65m)

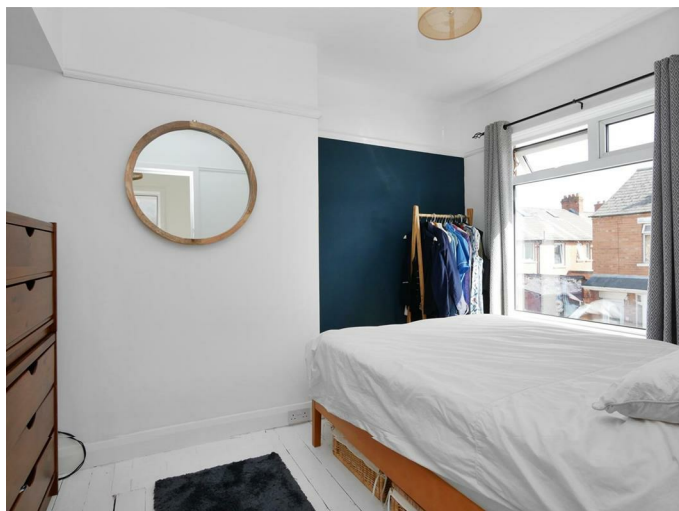


Full range of high and low level units, single drainer stainless steel sink unit with mixer taps, built in 5 ring gas hob, under-oven, stainless steel sink overhead extractor fan. Integrated dish-washer. Spot-lights. Tiled flooring.

First Floor



Bedroom One 13'0 x 9'0 (3.96m x 2.74m)



(at widest points) Floorboards painted. Picture rail.

Bedroom Two 9'1 x 8'6 (2.77m x 2.59m)



(at widest points) Floorboards painted.

Bedroom Three 6'6 x 6'6 (1.98m x 1.98m)



Floorboards painted.

White Bathroom Suite

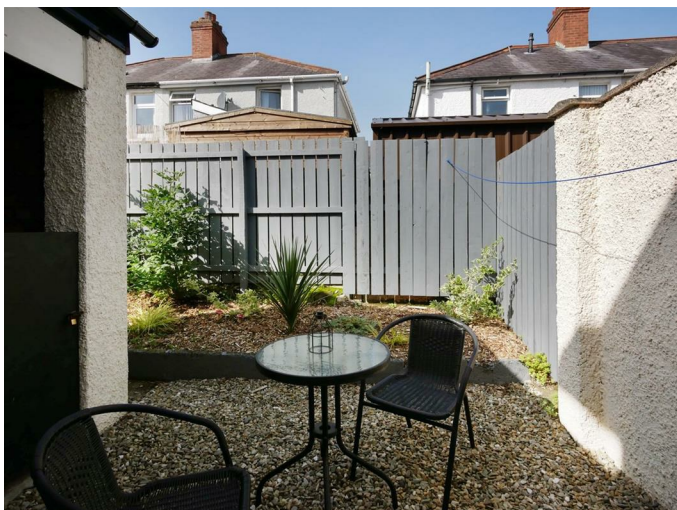


Comprising panelled bath with mixer taps, hand shower, wash hand basin with mixer taps, low flush w.c Part tiled walls. Tiled flooring.

Outside Front

Easily maintained to the front.

Outside Rear

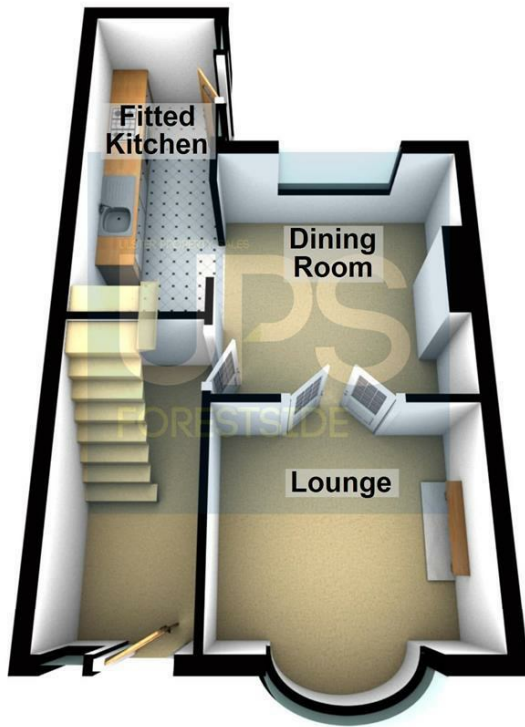


Enclosed rear, loose stone patio area shrubs with raised wood chipped flower bed, range of plants and shrubs. 2 purpose built storage facilities.

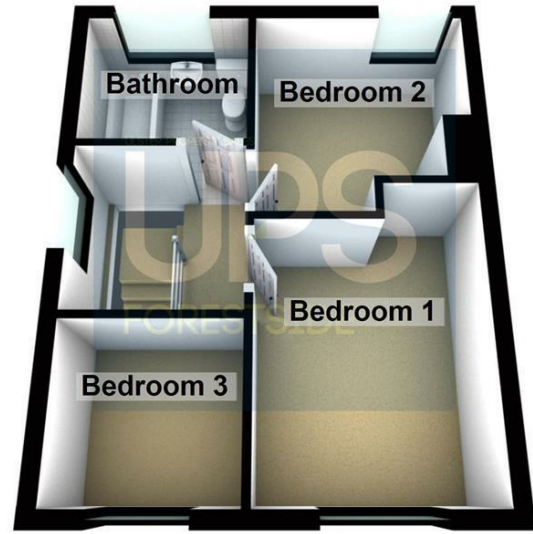


Floor Plan

Ground Floor

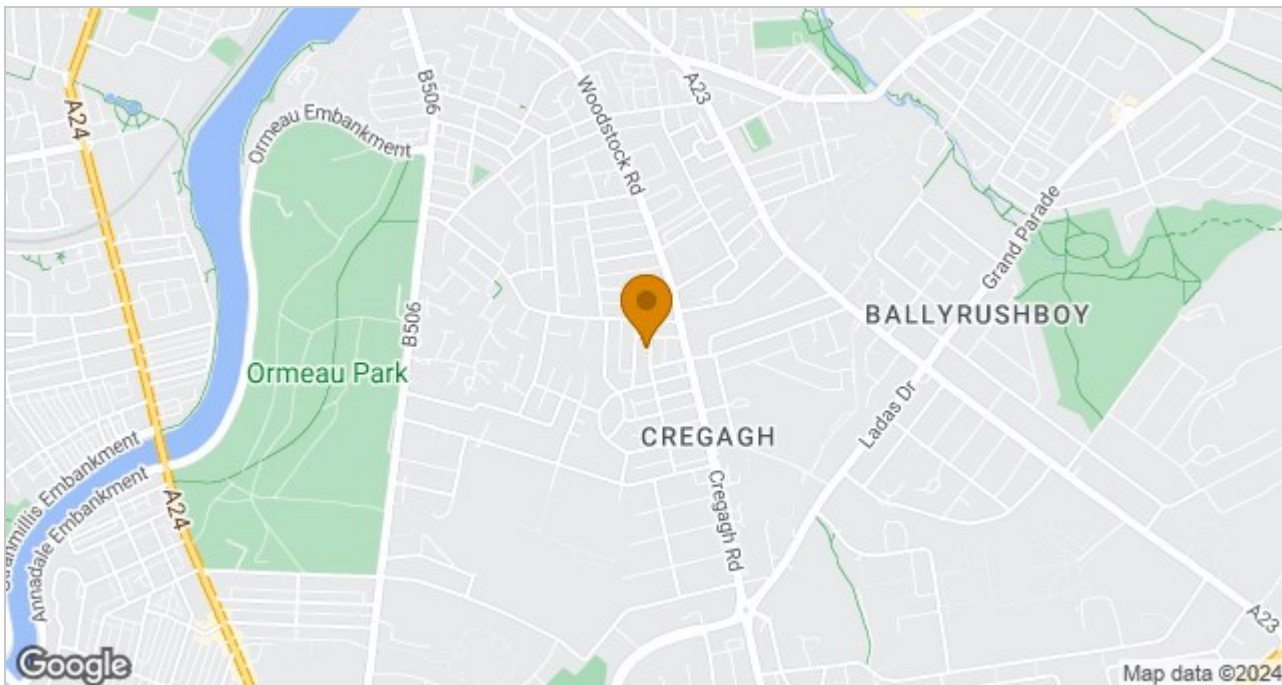


First Floor



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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