

137 Ardenlee Avenue

Cregagh, BT6 0AE

Cowley



Price: OA £249,950

Extended semi detached villa on a spacious corner site.

- Attractive entrance hall with cornice ceiling
- Lounge with bay window, cornice ceiling and feature fireplace
- Spacious living & dining area with feature fireplace
- Extended fitted kitchen incorporating built in oven and hob
- 3 Bright bedrooms 2 with superb range of built in furniture
- Bathroom with coloured suite and fully tiled walls
- PVC double glazed windows and external doors
- Gas fired central heating
- Beautiful mature gardens front and secluded to rear laid out in lawns and mature shrubs
- Attached garage

Enjoying a prime site on this most sought after locality with a south facing aspect to the rear we are certain you will be impressed with the character and charm often found in modern day housing. The property has been carefully priced to allow for the modernisation that is required.

We recommend viewing to appreciate the many period features that this home enjoys.

OPEN ENTRANCE PORCH:

Tiled step. PVC door and quarter light.

ENTRANCE HALL:

Cornice ceiling. Storage under stairs.

LOUNGE:

14'0" x 12'0" bay window, feature fireplace, cornice ceiling, laminate floor.



LIVING ROOM/
DINING AREA:

18'11" x 11'1" feature fireplace.



KITCHEN:

13'3" x 9'0" single drainer stainless steel sink unit, mixer taps, excellent range of fitted high and low level units, built in oven and ceramic hob, extractor hood, plumbed for washing machine, pine ceiling, PVC double glazed back door.



FIRST FLOOR

BEDROOM 1:

14'0" x 10'10" superb range of built in bedroom furniture, cornice ceiling, bay window.



BEDROOM 2:

11'4" x 11'0" superb range of built in bedroom furniture, cornice ceiling.

BEDROOM 3:

7'5" x 6'11"

BATHROOM:

Coloured suite, paneled bath, electric shower, pedestal wash hand basin, low flush w.c., fully tiled walls, pine ceiling.



ROOFSPACE:

Velux window.

OUTSIDE:

Mature gardens front and secluded to rear, lawns, mature shrubs, patio area. Outside light and water tap.

ATTACHED GARAGE:

14'8" x 8'9" Up and over door, light and power, gas fired boiler.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	65 D
39-54	E		
21-38	F		
1-20	G		



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