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**37 Ardenlee Crescent**  
Ravenhill Road  
BT6 8QN  
**Offers Over £249,950**

## 37 ARDENLEE CRESCENT, RAVENHILL ROAD, BT6 8QN

- Superbly Presented Modern Semi Detached Property in Prestigious Ravenhill Road Development
- Bright & Spacious Lounge
- Modern Fitted Kitchen with Dining Space and Integrated Appliances
- Four Well Proportioned Bedrooms
- Bathroom with White Suite
- Gas Fired Central Heating and Double Glazing
- Driveway Parking for Two Cars
- Sheltered Enclosed Rear Garden Sitting Area
- Convenient to Local Amenities Including Shops, Public Transport and Ormeau Park
- Within Walking Distance of Belfast City Centre

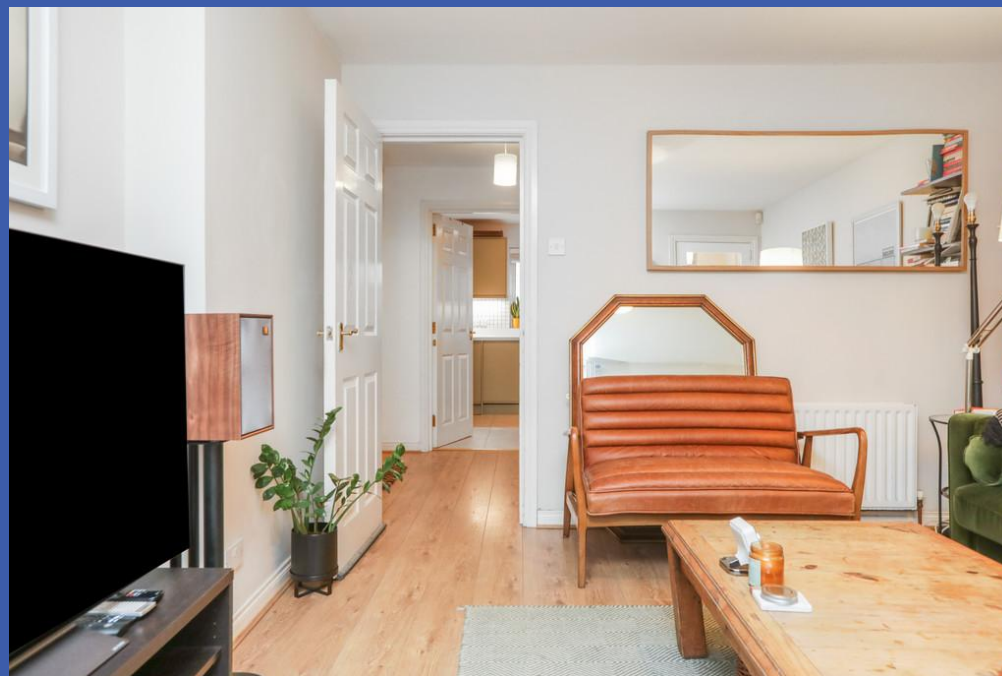
This well presented semi-detached property is ideally located in a prime cul de sac location within the sought after Ardenlee Green development just off Ravenhill Road.

The property is beautifully presented by the current owners and offers spacious accommodation which briefly comprises a generous lounge, modern fitted kitchen with dining area on the ground floor. On the upper floors there are four well proportioned bedrooms and a family bathroom.

The internal accommodation by the is perfectly complemented by the excellent, private and enclosed rear garden sitting area which is attractive yet easy to maintain. In addition, there is driveway parking along with gas central heating and double glazed windows.

The location is exceptionally convenient with excellent arterial routes, access to motorway and bus routes to city centre. The location is also within easy reach of leading schools, prestigious golf clubs and leisure facilities including Ormeau Park and The Lagan Towpath.

Meticulously decorated by the current owners, there is very little for a future buyer do but move in. Early viewing is recommended.







## PROPERTY COMPRISES

Front door to..

**ENTRANCE HALL** Tiled floor, glazed door to..

**LOUNGE 13' 0" x 12' 4" (3.96m x 3.76m)** Wood flooring

**INNER HALLWAY** Matching wood flooring, external access

**KITCHEN WITH DINING AREA 12' 4" x 9' 3" (3.76m x 2.82m)** Range of high and low level units, work surfaces with matching splash back, single drainer sink unit with mixer tap, Zanussi 4 ring hob with matching electric oven under and Hotpoint extractor fan over, integrated fridge freezer, integrated Zanussi dishwasher and washing machine, part tiled walls, concealed under unit lighting, tiled floor

## 1ST FLOOR

**LANDING** Airing cupboard with gas fired boiler

**BEDROOM 12' 4" x 9' 3" (3.76m x 2.82m)**

**BEDROOM 13' 0" x 6' 7" (3.96m x 2.01m)**





**BATHROOM** White suite comprising panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, low flush wc, part tiled walls, wood effect floor

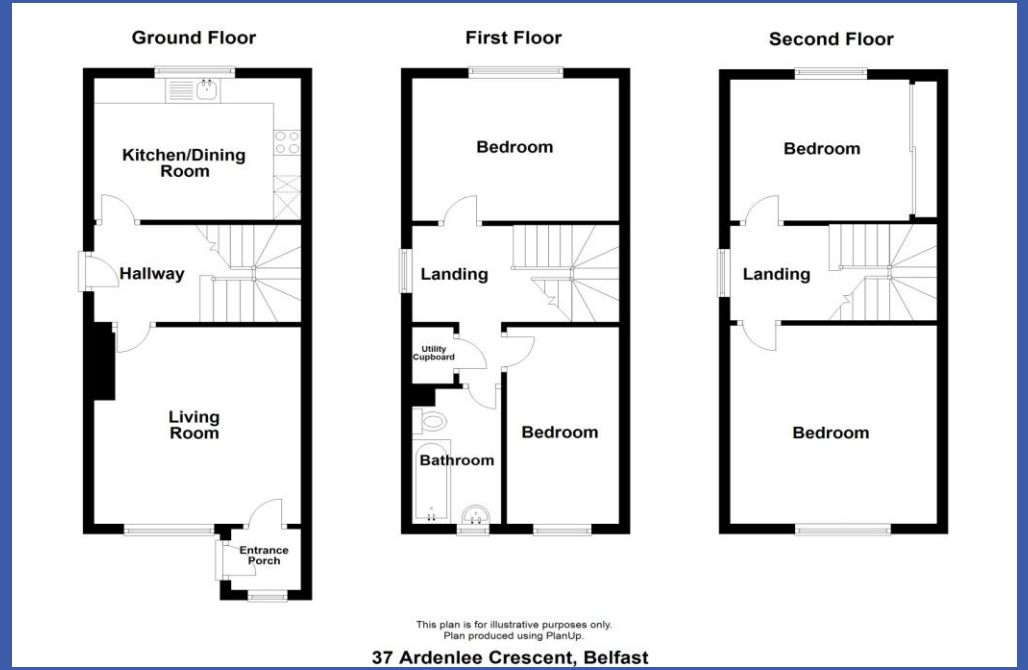
## **2ND FLOOR**

**LANDING** Access to roofspace

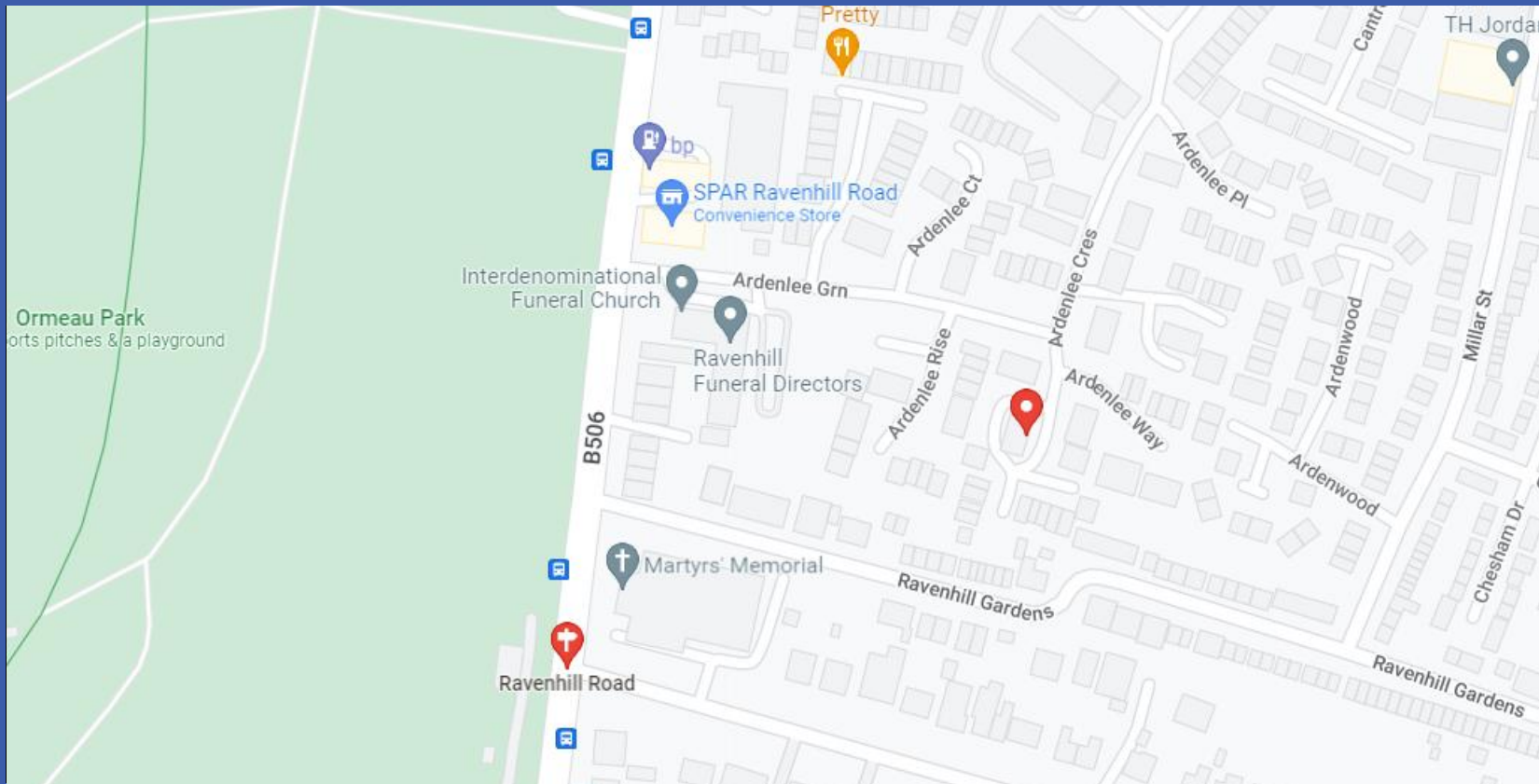
**BEDROOM** 13' 0" x 12' 2" (3.96m x 3.71m)

**BEDROOM** 10' 5" x 9' 7" (3.18m x 2.92m) Wall to wall range of built in mirror fronted robes

**OUTSIDE** Quite cul de sac location. Driveway parking for 2 cars with flowerbeds and planting. Enclosed and private rear garden sitting area in loose stones with boundary fence and paved patio area



37 Ardenlee Crescent, Belfast



**Directions:**  
 Coming out of Belfast on Ravenhill Road, turn left in to Ardenlee Green just after the petrol station and turn right at the first T junction in to Ardenlee Crescent

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	74   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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