

Estate Agents &  
Mortgage Specialists

# Cowley

## 88 Ardenlee Avenue

Ravenhill, BT6 0AB

**Price: OA £445,000**



# 88 Ardenlee Avenue, Ravenhill

Superb 4 bedroom detached family home.

- Attractive entrance hall incorporating downstairs cloakroom with low flush w.c., & vanity unit
- 2 formal reception rooms
- Separate family room with double French doors to garden
- Fitted kitchen & breakfast area
- 4 Bright bedrooms
- Deluxe bathroom with separate low flush w.c.
- Mostly PVC double glazed windows
- Oil fired central heating
- Attached matching garage/Utility store
- Beautiful gardens front and rear

This stunning detached family home is a true gem, boasting many original period features that exude character and charm throughout. As you enter the attractive entrance hall, you are greeted by a cloakroom that incorporates a low flush w.c. and stylish vanity unit.

The spacious formal lounge and dining room offer the perfect space for entertaining guests, while the separate cozy family room, complete with PVC double glazed French doors leading out to the garden, provides a more intimate setting for relaxed family evenings.

The fitted kitchen is a chef's dream, featuring a double oven and hob with a convenient breakfast area. Upstairs, you will find four bright and comfortable bedrooms, as well as a bathroom and a separate low flush w.c. for added convenience. The majority of the windows are PVC double glazed, and the property benefits from oil fired central heating and an attached garage.

The beautiful secluded gardens to the front and rear of the property are ideal for enjoying the great outdoors, with plenty of space for alfresco dining or simply relaxing in the sunshine. Situated in a highly sought after residential locality, this beautifully presented family home ticks all the boxes for comfortable and stylish modern living.

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ENTRANCE HALL:



LOUNGE:

14'6" x 12'0" feature fireplace, cast iron inset, picture rail, cornice ceiling.



DINING ROOM:

12'10" x 10'9" picture rail.



FAMILY ROOM:

14'6" x 10'3" feature fireplace, PVC French doors.





**LEADING TO KITCHEN:**

Built in storage, picture rail, cloaks, low flush w.c., Vanity unit, part tiled walls, recessed mirror, tiled floor.



**KITCHEN:**

15'9" x 10'0" single drainer sink unit, mixer taps, excellent range of fitted high and low level units, double oven and gas hob, plumbed for dish washer.



FIRST FLOOR

BEDROOM 1:

14'5" x 12'0" cornice ceiling.



BEDROOM 2:

13'0" x 10'9"





**BEDROOM 3:**

**10'6" x 10'4"**

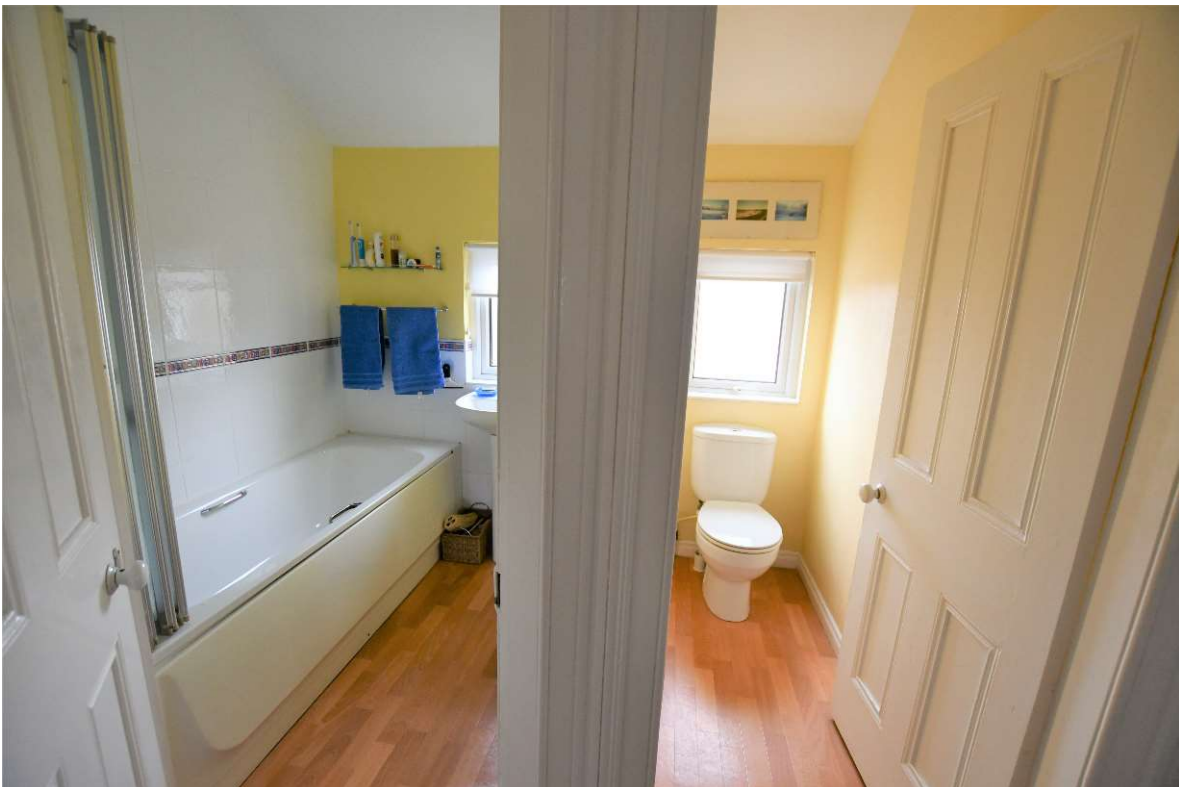


**BEDROOM 4:**

**8'3" x 7'0"**

**DELUXE BATHROOM:**

Paneled bath, electric shower, shower screen, pedestal wash hand basin, part tiled walls, hot press copper cylinder. Separate low flush w.c.



OUTSIDE:

Beautiful gardens front and rear, laid out in lawns, flowerbeds. Patio. Oil tank.

ATTACHED GARAGE:

26'6" x 9'1" up and over door, light and power, oil fired boiler.

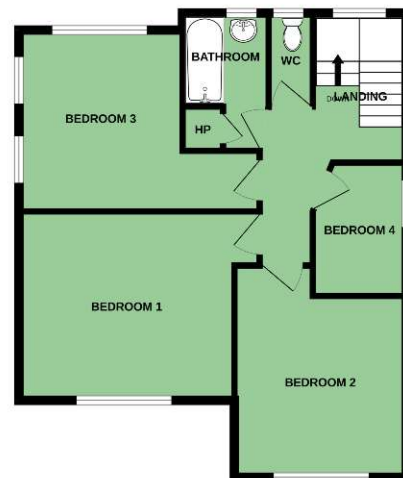
STORE ROOM:

Light and power, plumbed for washing machine.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 32024



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	48 E
21-38	F		
1-20	G		



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