



228 Ravenhill Road, Belfast, BT6 8EF

Asking Price £229,950

The Ravenhill & Ormeau area is very popular with independent shops and cafés joining established names and as many local clubs and sports groups as you could wish for. Green, open spaces include Ormeau Park and Cherryvale Playing Fields, where park runs, and outdoor social events are a regular feature. For sporting enthusiasts, the Ulster Rugby stadium and Ormeau and Belvoir Park Golf Clubs are all within walking distance. The exemplary primary and secondary schools in the area means your educational needs are fully catered for and excellent connections into the City make travelling a breeze. The property itself comprises four double bedrooms, lounge open to dining, modern fitted kitchen / dining, ground floor shower suite and contemporary white bathroom suite on first floor. In addition the property benefits from a gas heating system, double glazing and has been decorated and presented to an excellent standard throughout leaving any potential purchaser with little to do but add furniture.

- Mid Town Terrace
- Lounge Open to Dining Room
- Modern Fitted Kitchen / Dining
- Gas Heating
- Enclosed Yard With Storage Facility
- Four Double Bedrooms
- Downstairs Shower Suite
- Contemporary White Bathroom Suite 1st Floor
- Double Glazed
- Walking Distance to City Centre

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC



The Accommodation Comprises



Open entrance porch, Pvc glass panelled front door to entrance hall. Decorative tiled floor. Spot-lights.

Lounge/Dining 20'9 x 11'6 (6.32m x 3.51m)



(into bay) Laminate flooring. Picture rail. Spot-lights.



Shower Suite



Comprising large, fully tiled walk in shower cubicle with chrome drench head shower with hand attachment, pedestal wash hand basin with mixer taps splash back tiling and storage below, low flush w.c Spot-lights.

Modern Kitchen / Dining 13'9 x 12'3 (4.19m x 3.73m)



Full range of high and low level units, wood effect worktops, single drainer 1 1/4 bowl stainless steel sink unit with mixer taps, stainless steel overhead extractor fan, part tiled walls. Spot-lights. Plumbed for washing machine. Pvc patio doors to enclosed rear.



First Floor



Bedroom One 15'1 x 13'7 (4.60m x 4.14m)



(into bay) Spot-lights.



Bedroom Two 10'9 x 8'1 (3.28m x 2.46m)



Second Floor



Contemporary White Bathroom Suite

Bedroom Three 14'9 x 10'8 (4.50m x 3.25m)



Comprising p-shaped panelled bath with chrome mixer taps with chrome drench head shower above with hand shower attachment, pedestal wash hand basin, low flush w.c Spot-lights Part tiled walls.



Bedroom Four 11'6 x 8'9 (3.51m x 2.67m)



Outside

Easily maintained area to the front.

Outside Rear



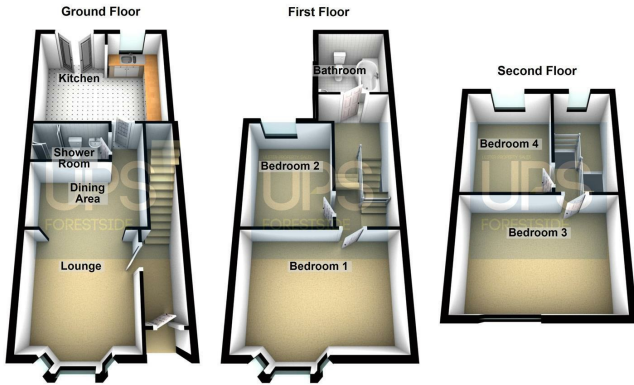
Enclosed rear yard, ideal BBQ space.
Purpose built storage / utility housing gas boiler.



Please Note

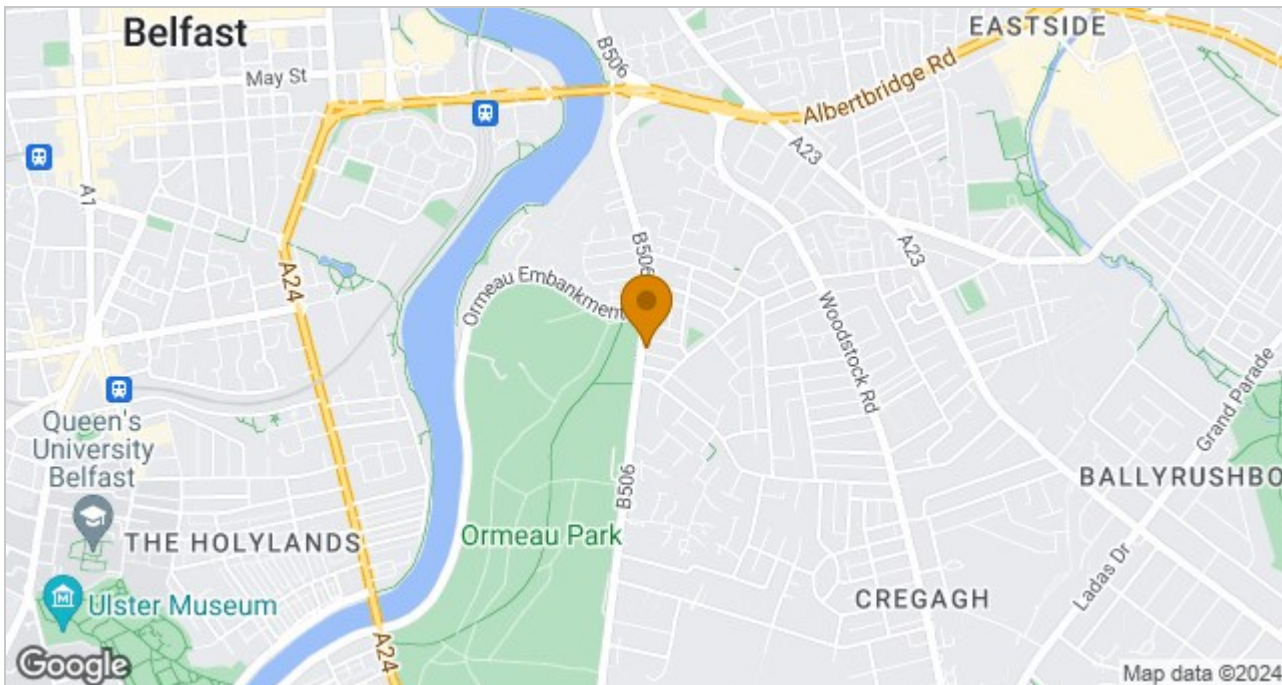
The alleyway to the rear have been approved for gated access, opening opportunity for alleyway gardens.

Floor Plan



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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