



210 Ravenhill Road, Fronting Ormeau Park, Belfast, BT6 8EF

Asking Price £185,000

Located on the Ravenhill Road and facing Ormeau Park we are delighted to market this fantastic end terrace home that has been well maintained both inside and outside. With a prime location to match given it's close proximity 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 on Ravenhill Road. The accommodation over 3 levels comprises 4 well proportioned bedrooms, a bright and spacious lounge, separate dining room, a fitted kitchen that opens to a bright conservatory. The property also benefits from 2 shower rooms, one on the 1st floor as well as an additional one on the second floor. This home has been finished with gas central heating and double glazed windows. Outside there are low maintenance areas to the front and enclosed rear. A spacious chain free home, located in a prime location, we would highly recommend immediate viewing. you will not be disappointed!

- 3 storey end terrace home
- Two separate reception rooms
- Fitted kitchen
- Additional shower room on the 2nd floor
- Double glazed windows
- Four good size bedrooms
- Large conservatory porch that opens to the kitchen
- 1st floor shower room
- Gas central heating
- Facing Ormeau Park

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lowest running costs		
(81-91) B			
(69-80) C			
(55-68) D		56	56
(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

Hardwood front door leading to the entrance porch.

Entrance porch

Tiled floor, glass panelled inner door to the entrance hall.

Entrance hall

Tiled floor.

Lounge 13'2 x 11'9 (4.01m x 3.58m)



To the bay, Wood flooring.

Living / dining room 13'6 x 11'2 (4.11m x 3.40m)



At widest points. Sandstone fireplace with raised tiled hearth. Under stairs storage.

Conservatory porch 11'4 x 8'8 (3.45m x 2.64m)



Large conservatory porch, wooden floor, sliding door to rear yard. The conservatory opens to the kitchen.

Kitchen 19'2 x 6'2 (5.84m x 1.88m)



At widest points, Range of high and low level units, single drainer sink unit with mixer taps, part tiled walls, cooker space, extractor fan, fridge freezer space, part wood panelled ceiling, tiled floor, breakfast bar.

1st floor

Bedroom 1 14'7 x 11'5 (4.45m x 3.48m)



Pedestal wash hand basin.

Bedroom 2 11'3 x 11'2 (3.43m x 3.40m)



Pedestal wash hand basin.

Shower room 7'2 x 6'3 (2.18m x 1.91m)



White suite comprising corner shower cubicle with Aqualisa thermostatically controlled shower, low flush w/c, pedestal

wash hand basin, part wood panelled walls, wood panelled ceiling, extractor fan, chrome towel radiator, tiled floor.

2nd floor

Bedroom 3 14'9 x 10'8 (4.50m x 3.25m)



Pedestal wash hand basin.

Bedroom 4 11'9 x 10'8 (3.58m x 3.25m)



Pedestal wash hand basin. Roof window.

Shower room 6'6 x 2'7 (1.98m x 0.79m)



Comprising corner shower cubicle with Mira Sport shower, extractor fan, chrome towel radiator, tiled floor.

Outside

Front gardens



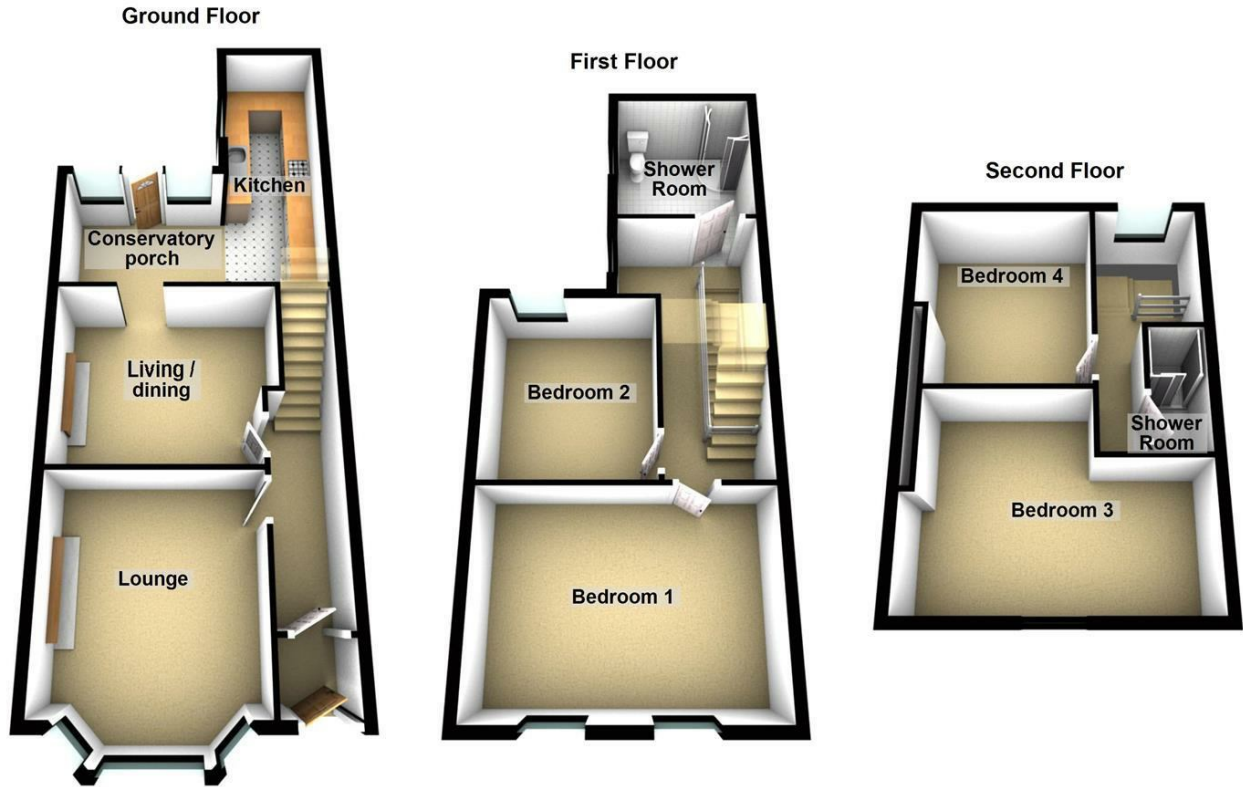
Loose stone gardens to the front.

Rear yard



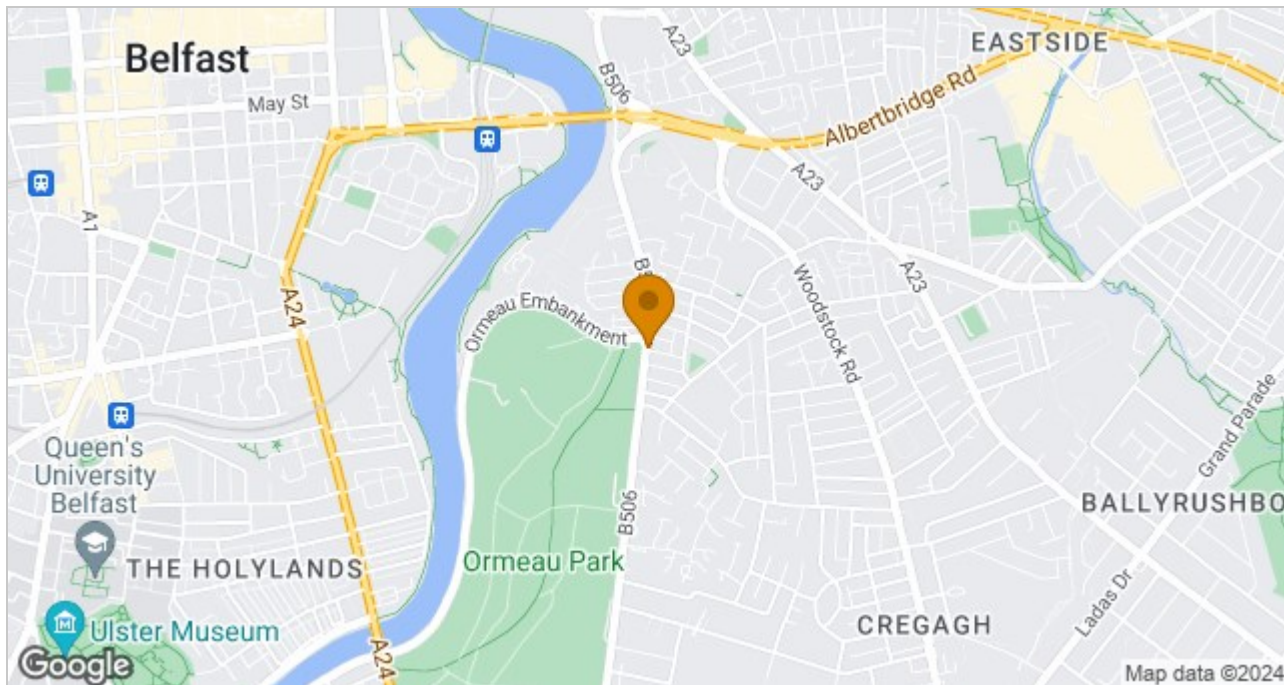
Enclosed rear yard, outside tap.

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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