



A superb detached family home situated on a corner site in the ever popular residential location of Ravenhill Park. Conveniently positioned for those seeking good access to the City Centre and Belfast City Airport. The convenience of local schools and the vibrant Ormeau Road will make this an attractive proposition for prospective purchasers.

The accommodation comprises three well-proportioned reception areas, an excellent modern fitted kitchen, and upstairs four good-sized bedrooms and a family bathroom with separate wc.

Additionally the property benefits from PVC double glazed windows, gas fired central heating, parking area to the front of house, gardens front, side and rear with south facing patio to rear.

We can highly recommend an internal inspection.

Offers Over
£485,000

73 Ravenhill Park,
Belfast,
BT6 0DG

Viewing by
appointment
through agent
028 9066 3030

- An exceptional detached family home in a prime residential location
- Spacious drawing room with open aspect to dining area
- Excellent living room and superb modern kitchen
- Four well-proportioned bedrooms and family bathroom with separate wc
- Gas fired central heating
- uPVC double glazed window frames
- Parking area to front of property and south facing rear
- Convenient location close to range of popular schools and with good access to the City Centre



The Property Comprises:

Ground Floor

ENCLOSED ENTRANCE PORCH: Original ceramic tiled floor.

RECEPTION HALL: Under stairs cloaks cupboard.

DRAWING ROOM/DINING AREA: 27' 6" x 11' 10" (8.38m x 3.61m) Superb sandstone fireplace surround and mantle with cast iron gas stove, wood laminate flooring, PVC frames double glazed doors to rear patio.



LIVING ROOM: 16' 5" x 15' 4" (5m x 4.67m) Feature fireplace surround and mantle with overmantle and inset mirror, built-in bookshelves on either side of fireplace.



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MAGNIFICENT MODERN KITCHEN: Excellent range of modern high and low level units, single drainer stainless steel sink unit with mixer taps, integrated oven, ceramic hob with glass and stainless steel canopy with integrated extractor fan. Plumbed for washing machine, plumbed for dishwasher.



First Floor

SPACIOUS LANDING: Feature stained, leaded glass window.



BEDROOM (1): 13' 0" x 9' 4" (3.96m x 2.84m)



BEDROOM (2): 11' 8" x 11' 2" (3.56m x 3.4m)



BEDROOM (3): 15' 4" x 9' 0" (4.67m x 2.74m)



BEDROOM (4): 9' 0" x 8' 10" (2.74m x 2.69m)

BATHROOM: Excellent bathroom with panelled bath with mixer taps, low flush wc, pedestal wash hand basin, electric shower unit. Low voltage spotlights, ceramic tiled floor.

SEPARATE WC: Low flush wc, wash hand basin, tiled splashback.



Outside

Parking to front for several cars. Gardens to the front, side and rear with south facing patio to rear.

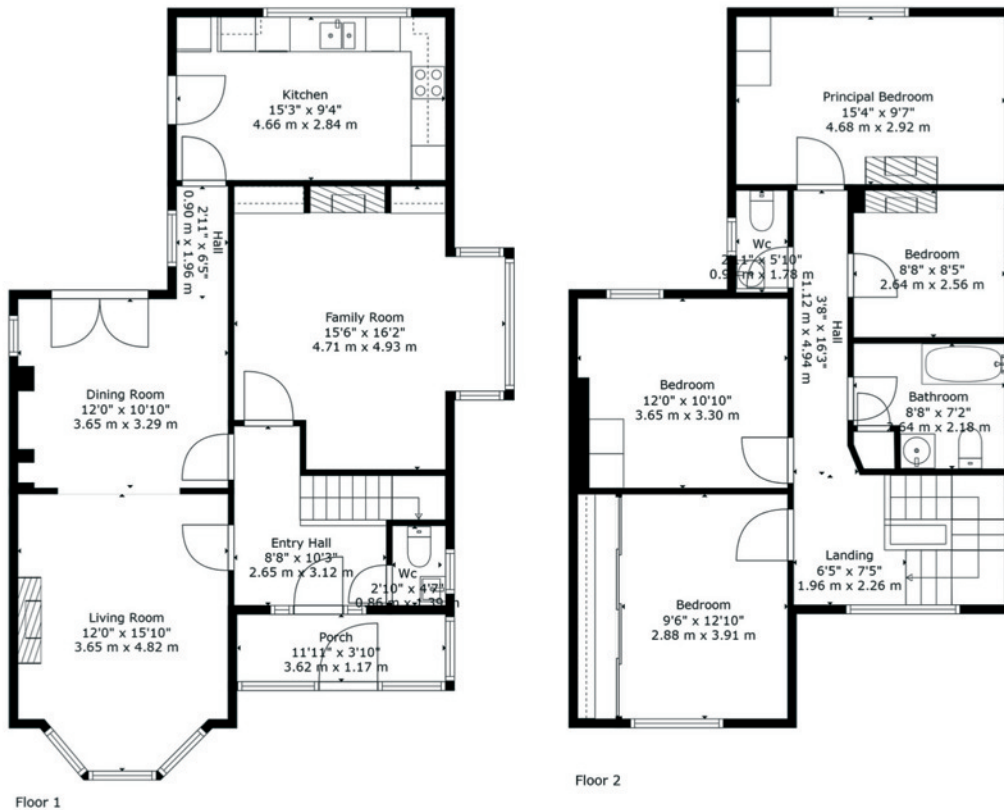


Location:

Ardenlee Avenue from the Ravenhill Road, turn right into Shelbourne Road, right into Onslow Parade then right to Ravenhill Park.

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TOTAL: 1548 sq. ft, 144 m²
 FLOOR 1: 797 sq. ft, 74 m², FLOOR 2: 751 sq. ft, 70 m²
 EXCLUDED AREAS: PORCH: 46 sq. ft, 4 m²
 Sizes And Dimensions Are Approximate. Actual May Vary.

Energy Rating

Epc Type: Domestic
 Current: D56
 Potential: D60
 EPC Landmark Code: 0001-4362-8622-3509-0623
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	56	60
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
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