

Ardenlee Place, Belfast, County Antrim, BT6

Asking Price: £219,950 To be advised

 **Reeds Rains**

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25 Ardenlee Place, Belfast, County Antrim, BT6

Asking Price: £219,950

EPC Rating: D

An Impressive Three-Storey Home In South East Belfast.

DESCRIPTION

An excellent opportunity to purchase a three-storey semi detached home, located off the Ravenhill Road, in the South East of the city. The home is conveniently situated a short stroll from Ormeau Park and the bustling shops, cafe's and restaurants that run along it. Metro bus services can also be found on the Ravenhill Road, offering an easy commute to the Belfast City Centre.

The home offers spacious accommodation throughout. The ground floor comprises a bright living and dining room, and a kitchen with a good range of high and low level units. The first floor offers two double bedrooms and a modern bathroom suite, and the second floor offers two further double bedrooms and the master has an ensuite shower room. On the outside of the property, there is a driveway to the front, and impressive side and rear gardens.

Early viewing is recommended.

GROUND FLOOR

Living & Dining Room

A bright and spacious living room with dining space, laminate floor, and outlook to the cul-de-sac.

Kitchen

A good sized kitchen with an excellent range of high and low level units, a single drainer with mixer tap, integrated electric oven and hob, and dining space. The kitchen has been finished with a tiled floor and part tiled walls, and has also been plumbed for a washing machine and dishwasher.

FIRST FLOOR

Bedroom Four

12'6" x 9'3" (3.8m x 2.82m)

A double bedroom with carpet and outlook to the rear garden.

Bedroom Three

13'3" x 6'7" (4.04m x 2m)

A double bedroom with carpet flooring and outlook to the cul-de-sac.

Bathroom

9'9" x 5'5" (2.97m x 1.65m)

A modern bathroom with three piece white suite, to include a bath with electric overhead shower unit, a low flush wc, and wash hand basin with mixer tap. The bathroom has been very well finished, with a tiled floor and partially tiled walls.

SECOND FLOOR

Bedroom One

13'7" x 12'6" (4.14m x 3.8m)

The master bedroom has carpet flooring and an ensuite shower room.

Ensuite Shower Room

The ensuite offers a low flush wc, a wash hand basin with mixer tap, and a shower cubicle with an electric overhead shower unit.

Bedroom Two

12'6" x 9'7" (3.8m x 2.92m)

A double bedroom with carpet flooring and outlook to the rear garden.

OUTSIDE

On the outside of the property, there is a driveway to the front, and impressive side and rear gardens.

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All Measurements

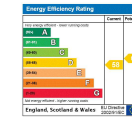
All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.