



A charming detached family home in a prime residential location close to a range of popular local schools and with convenient access to the City Centre, George Best Airport and the Titanic Quarter.

The accommodation comprises on the ground floor, a drawing room, family room, dining room and kitchen with dining area. Additionally on the ground floor is a shower room.

Upstairs are four well-proportioned bedrooms and a family bathroom on the first floor return.

In addition the property benefits from gas fired central heating and wood framed double glazed windows.

There are private garden areas to front and the south facing rear.

We can highly recommend a closer look for prospective purchasers.

Offers Over
£550,000

71 Ardenlee Avenue,
BELFAST,
BT6 0AB

Viewing by
appointment
through agent
028 9066 3030



- An excellent detached family home in prime residential location
- Living room, family room and dining room
- Kitchen with range of built-in kitchen units and dining area
- Four well-proportioned bedrooms
- Family bathroom on first floor return/ground floor shower room
- Convenient access to the City Centre and Belfast City Airport
- Well positioned for those seeking proximity to local schools
- Garden area to front and south facing rear
- A charming home that exudes character and charm
- Wood framed double glazed windows
- Gas fired central heating
- An early appointment highly recommended

The Property Comprises:

Ground Floor

Hardwood front door with glazed top light to:

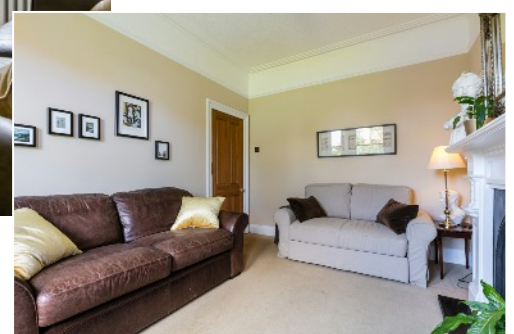
RECEPTION PORCH: Original Victoria tiled floor. Glazed and bevelled inner door, side light and top light to:

RECEPTION HALL: Oak laminate wooden floor, cornice ceiling.

LIVING ROOM: 18' 9" x 10' 6" (5.72m x 3.2m) (Measurements into bay window). Exposed and treated wooden floor. Mahogany surround fireplace with tiled inset and hearth, bespoke built-in shelving, cornice ceiling, ceiling rose, picture rail.



FAMILY ROOM: 14' 9" x 9' 5" (4.5m x 2.87m) (Measurements into bay window). Fireplace with cast iron inset and gas coal effect fire, slate hearth. Cornice ceiling, picture rail, ceiling rose.



DINING ROOM: 10' 2" x 9' 7" (3.1m x 2.92m) Outlook to rear garden. Chinese slate tiled floor.



UTILITY ROOM: Laminate worktops, plumbed for washing machine, Valliant gas fired boiler, shelving. Ceramic tiled floor, low voltage spotlights, cloaks area.

GROUND FLOOR SHOWER ROOM: White suite comprising low flush wc, floating wash hand basin, chrome mixer taps. Built-in shower cubicle with Triton electric shower unit, tiled splashback. Extractor fan, low voltage spotlights.

KITCHEN: 17' 6" x 10' 7" (5.33m x 3.23m) Range of high and low level units, granite worktops, single drainer stainless steel sink unit with mixer taps, integrated fridge, space for Rangemaster cooker, stainless steel splashback and extractor fan, ceramic tiled floor, open to:



AMPLE DINING AREA: Velux window x 2. Double glazed French doors to rear garden.



First Floor Return

Feature stained glass window. Airing cupboard with built-in shelving.

BATHROOM: White suite comprising low flush wc, floating wash hand basin, chrome mixer taps, tiled splashback. Tiled bath with shower screen. Built-in shower unit, tiled splashback, chrome heated towel rail, porcelain tiled floor, low voltage spotlights, extractor fan.



Telephone 028 9066 3030
www.templetonrobinson.com

First Floor

LANDING: Access to roofspace.

BEDROOM (1): 13' 8" x 10' 0" (4.17m x 3.05m) Cast iron fireplace with tiled inset. Semi-solid wood strip floor. Outlook to front, cornice ceiling.



BEDROOM (2): 16' 4" x 9' 10" (4.98m x 3m) Outlook to front. Cornice ceiling.



BEDROOM (3): 12' 3" x 10' 5" (3.73m x 3.18m) Cornice ceiling, outlook to rear garden.



BEDROOM (4): 10' 0" x 8' 7" (3.05m x 2.62m) Outlook to rear garden.



Outside

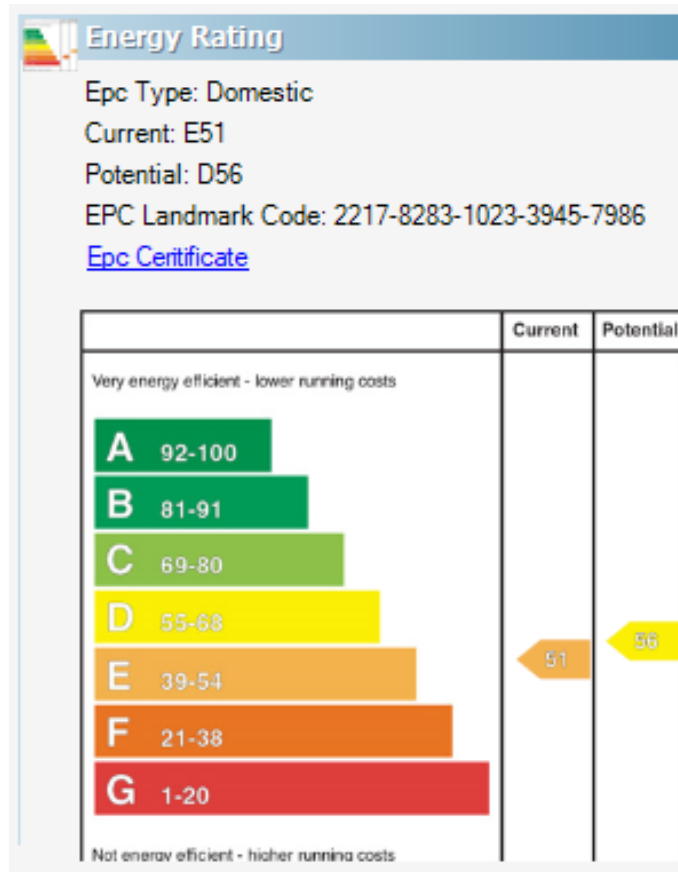
Front garden laid in lawns with shrubs, mature trees and boundary hedging.

Enclosed south-westerly facing garden laid in lawns with paved patio area, ideal for barbecuing and outdoor entertaining. Boundary hedging with excellent degree of privacy. Outdoor electrics. Timber gates with access to side. Garden shed, water tap.



Telephone 028 9066 3030

www.templetonrobinson.com



Location:

Ravenhill Road from Belfast City Centre, turn left opposite Ormeau Park Golf Club.

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

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.