



378 Ravenhill Road, Belfast, County Antrim, BT6 0BA

Asking Price £795,000

378 Ravenhill Road is a spacious, period detached family home offering, well proportioned internal accommodation that has been both modernised and updated, whilst retaining a lot of its original features. Upon entering the property you get a sense of the space on offer, with the 9ft ceiling height and generously proportioned living areas, large fitted kitchen / dining / living, family bathroom suite on first floor and six bedrooms, spread over the two upper floors.

The internal space is only complimented by the grounds around the home, with parking for several cars to the front and superb gardens and entertaining space to the rear and side.

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.

This is a very unique property, in a fantastic location, offering both space and convenience.

- Extended Period Detached Home
- Four Receptions
- Large Utility / Boot Room
- Gas Heating / Sliding Sash Windows
- Fantastic Gardens Side & Rear
- Six Bedrooms Master En-Suite
- Kitchen Dining Living
- Family Bathroom Suite
- Driveway With Parking For Several Cars
- Many Original Period Features

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		64	69

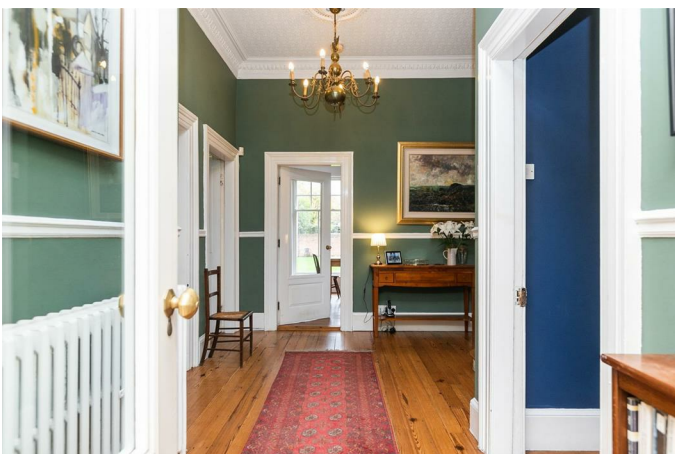
EU Directive 2002/91/EC

Entrance



Double wood panelled front door to entrance porch, original decorative tiled flooring. Cornice and ceiling mouldings.

Reception Hall



Glass panelled inner door with fan light to entrance hall. Tiled flooring. Original cornice and ceiling mouldings.

Down-stairs w.c

Marble Sink unit Low flush w.c Tiled flooring.

Drawing Room 20'6 x 14'1 (6.10m'1.83m x 4.29m)



Cast iron fireplace with marble surround and slate hearth. Cornice and ceiling rose. Timber flooring.

Living Room / Study 12'4 x 11'8 (3.76m x 3.56m)



Cast iron fireplace with tiled inset and hearth and wooden surround. Built in glazed unit to side of chimney breast. Cornice and ceiling rose. Timber flooring.

Family Room 15'6 x 15'0 (4.72m x 4.57m)



Cast iron fireplace with mahogany surround and slate hearth. Cornice and ceiling rose. Timber flooring.

Extended Kitchen/ Dining/ Living 37'5 x 16'7 (11.40m x 5.05m)



At widest points. Excellent range of high and low-level units, glazed cabinet, built in hob and stainless-steel overhead extractor fan, double oven. 1 1/2 bowl sink unit. Granite Worktops. Centre Island with matching worktops. Feature exposed brick wall housing gas stove. Open to:

Extended Living Room 17'4 x 14'5 (5.28m x 4.39m)



Timber flooring, 2 sets of double doors to patio/ garden. Glazed atrium style roof to give maximum sunlight.
Access to utility room

Utility Area 14'6 x 13'0 (4.42m x 3.96m)

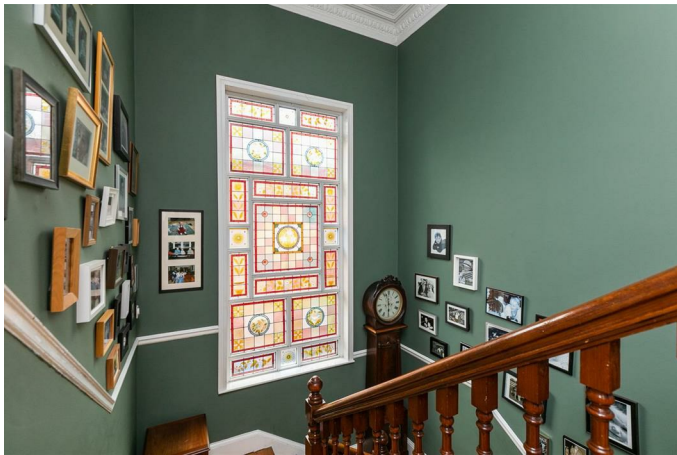


Full range of units, granite worktop, double butler style sink unit. Tiled flooring.

Store Room 14'6" x 5'10" (4.42m x 1.79m)

Large walk-in store room accessed from the utility room.

First Floor



Wooden staircase to first floor with original stain glass window. Storage area under-stairs.

Bedroom One 20'5 x 14'4 (6.22m x 4.37m)



into bay.

Bedroom Two 15'4 x 14'7 (4.67m x 4.45m)

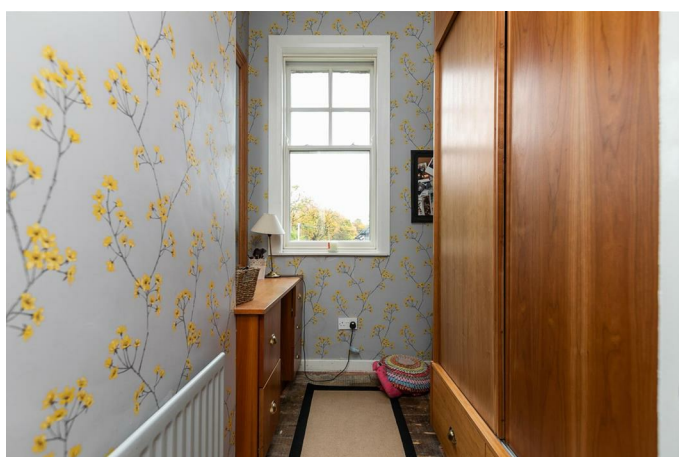


Bedroom Three 13'5 x 12'0 (4.09m x 3.66m)



Cornice ceiling.

Walk-in Closet 10'9 6'2 (3.28m 1.88m)



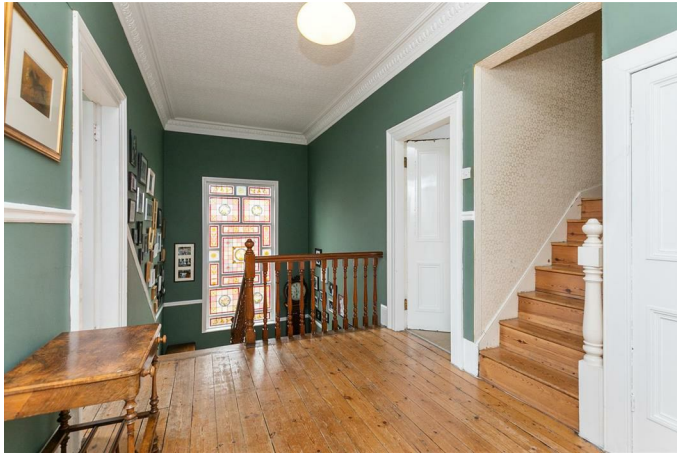
Built-in robes

White Bathroom Suite



Comprising free standing claw foot bath, pedestal wash hand basin, low flush w.c. Separate corner shower with shower unit. Cabinet housing gas boiler and hot tank.

Stairs to 2nd Floor



Bedroom Four 20'0 x 9'1 (6.10m x 2.77m)



Laminate flooring. Skylight window..

Bedroom Five 14'3 x 8'1 (4.34m x 2.46m)



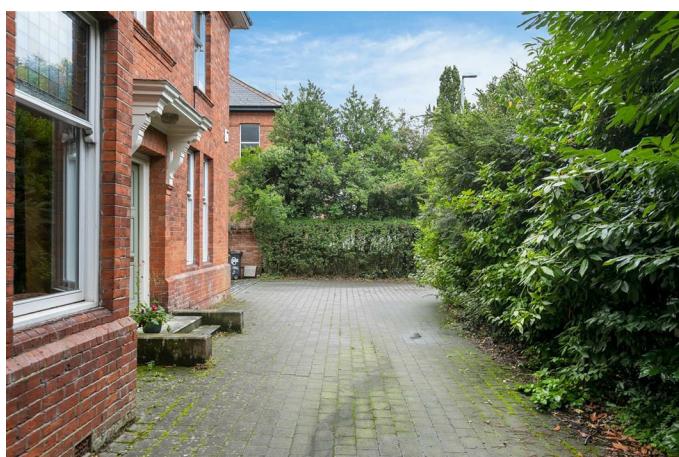
Laminate flooring.

Bedroom Six 11'0 x 8'8 (3.35m x 2.64m)



Wooden flooring. Skylight window.

Outside Front



Driveway with ample parking to the front surrounded by mature trees, and hedging. Large side gardens laid in lawn.

Outside Rear



Enclosed rear garden with laid in lawn bordered by mature trees and shrubs. Additional storage room to the rear of the property complete with light and power.

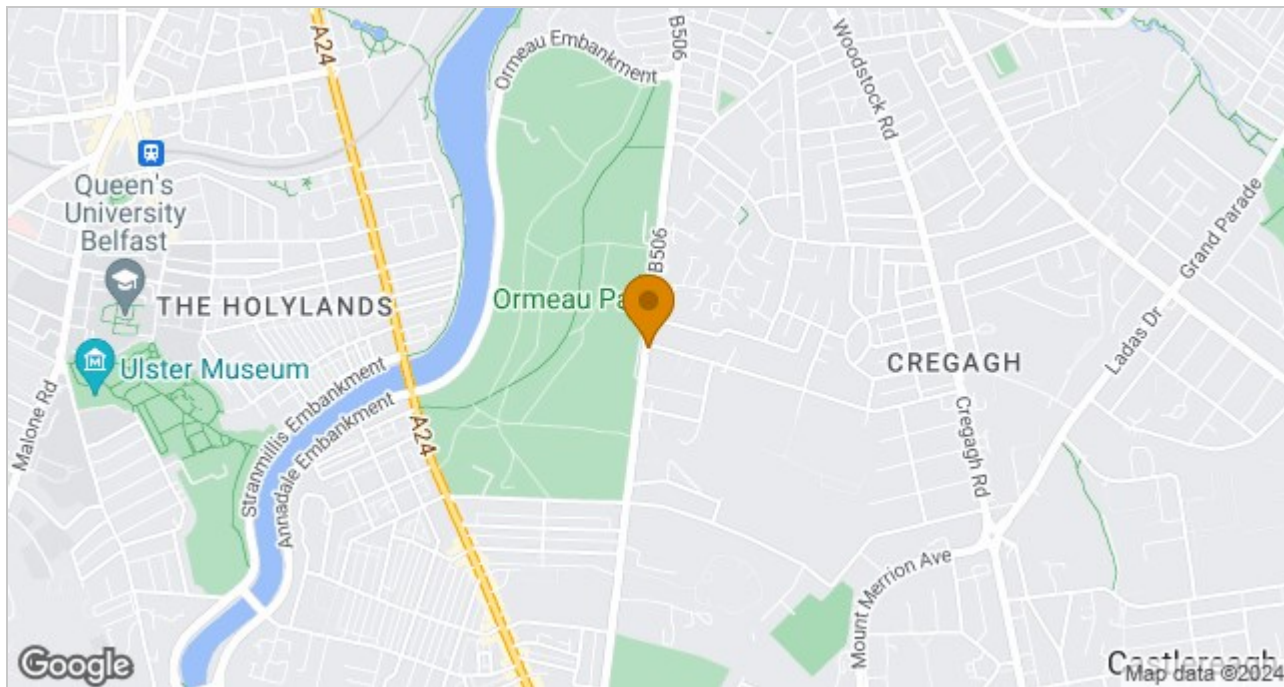


Floor Plan



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. Plans produced using Planipio.

Area Map



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