



62 Ravenhill Avenue, Ravenhill Road, Belfast, BT6 8LG

Asking Price £209,950

Located between the Cregagh and Ravenhill Road's, we are delighted to market this fantastic mid terrace home that has been modernised and maintained to the highest of standards throughout with many original features remaining. 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 the Cregagh and Ravenhill Road. The accommodation over 3 levels comprises 4 well proportioned bedrooms, a bright and spacious lounge with dining area, modern fitted kitchen and an additional bathroom suite on the 1st 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 with a very handy additional storage area. A spacious home, located in a prime location, we would highly recommend immediate viewing. you will not be disappointed!

- Modernised and well maintained town terrace
- Lounge open to spacious dining area
- Deluxe white bathroom suite
- Double glazed windows
- Maintained to the highest of standards throughout
- Four good size bedrooms
- Modern fitted kitchen
- Gas central heating
- Enclosed rear yard with outside storage
- Close to many local amenities

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	66
(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

Composite front door leading to the entrance porch.

Entrance porch

Tiled floor, Glass panelled inner door leading to the entrance hall.

Entrance hall



Tiled floor.

Lounge 13'7 x 10'5 (4.14m x 3.18m)



Into bay window. Timber flooring, cast iron fireplace. Archway to the dining room.

Dining room 11'6 x 11'5 (3.51m x 3.48m)



Laminate flooring, feature exposed brick wall.

Kitchen 13'8 x 6'8 (4.17m x 2.03m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring hob and under oven, plumbed for dishwasher, extractor fan, fridge freezer space, integrated washing machine, storage under stairs.

1st floor



Bedroom 1 14'5 x 11'1 (4.39m x 3.38m)



Laminate flooring, feature exposed brick wall.

Bedroom 2 11'9 x 9'3 (3.58m x 2.82m)



Bathroom 10'3 x 6'7 (3.12m x 2.01m)



Luxury white suite comprising tiled panelled bath, chrome taps and shower fittings, part tiled walls, low flush w/c, wash hand basin with storage below, tiled floor, extractor fan.

2nd floor

Landing, storage built in with gas boiler, access to the roof space.

Bedroom 3 14'5 x 11'1 (4.39m x 3.38m)



Laminate flooring.

Bedroom 4 11'8 x 8'5 (3.56m x 2.57m)



Roof window, Bedroom 4 is currently used as a dressing room. Excellent range of built in storage.

Outside

Front gardens

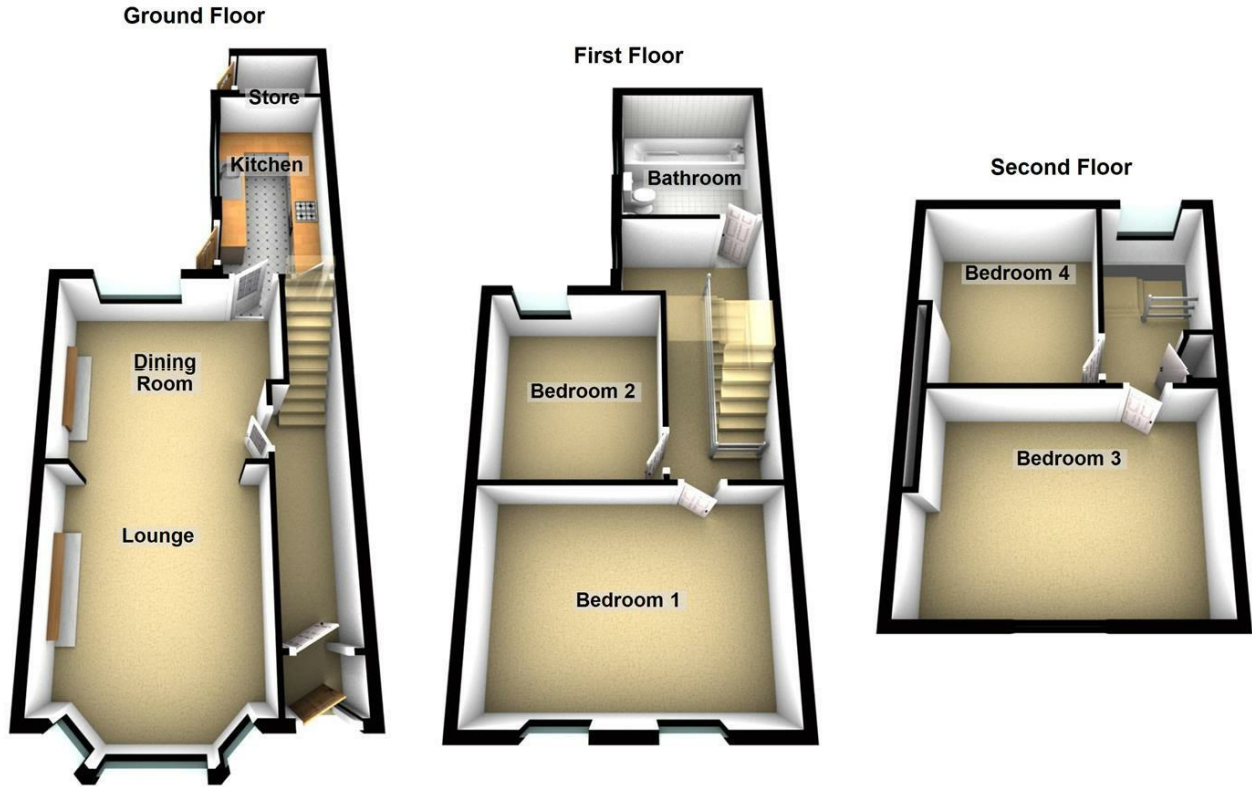
Low maintenance gardens to the front in loose stone.

Rear yard



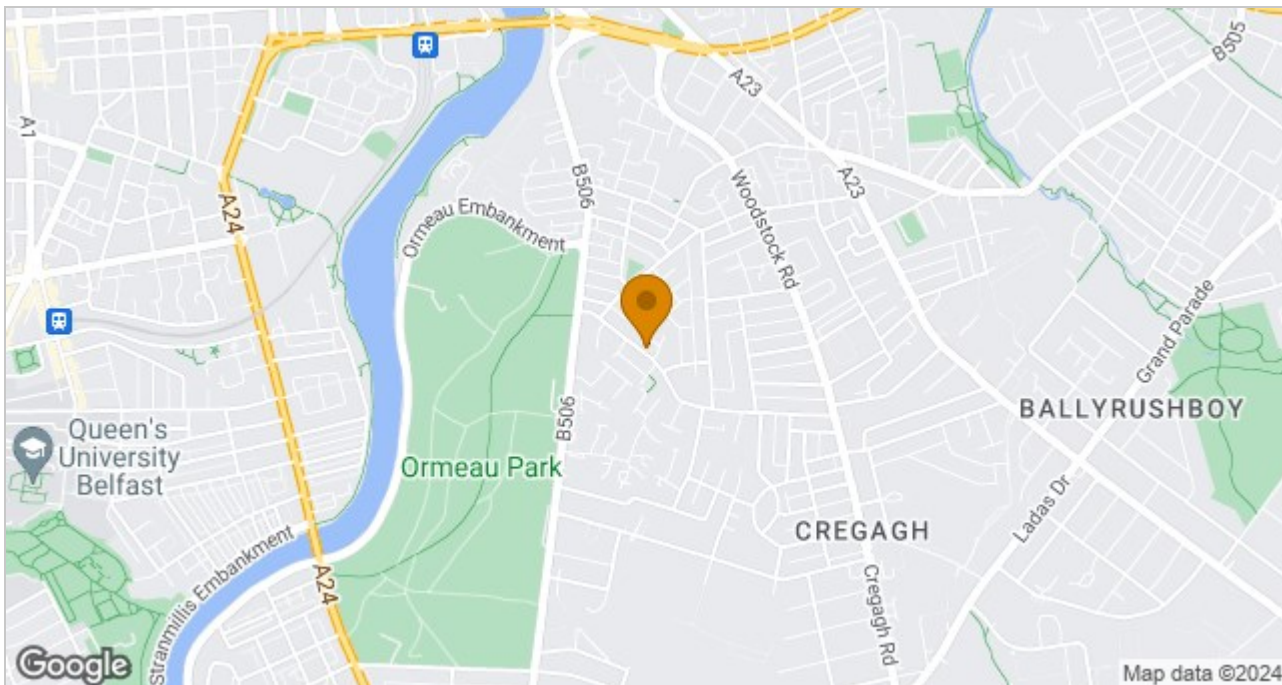
Enclosed rear yard, outside hot and cold taps, outside storage.

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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