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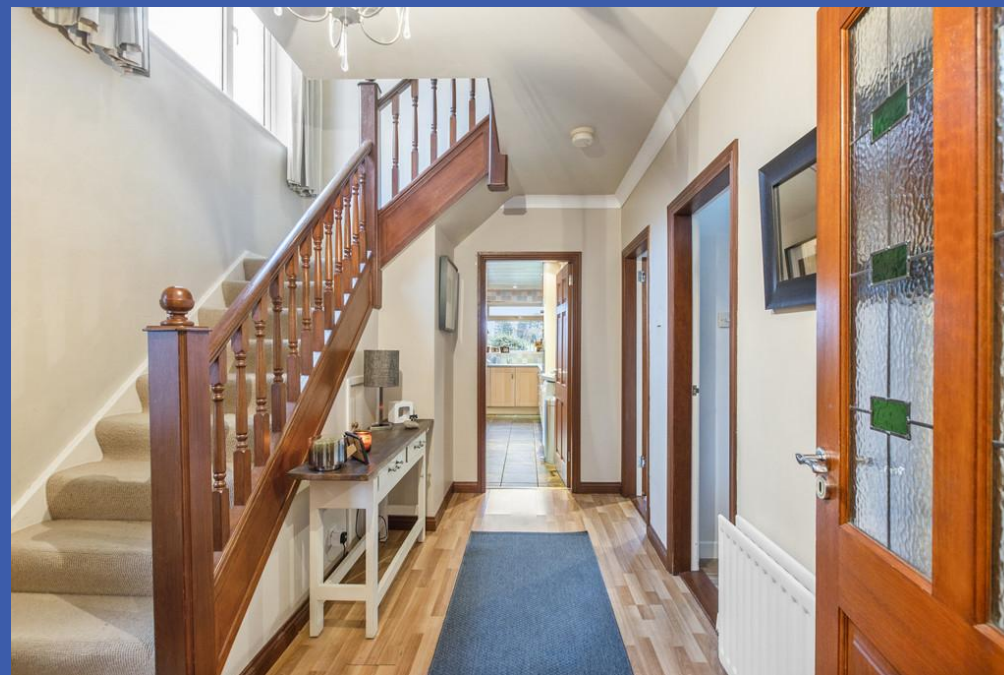
29 Broughton Gardens

Ravenhill Road, Belfast
BT6 0BB

Offers Over £298,500

29 BROUGHTON GARDENS, BT6 0BB

- Attractive Red Brick Semi Detached Family Home
- Generous Lounge with Feature Fireplace
- Separate Dining Room with Patio Doors to Rear Garden
- Fitted Kitchen with Dining Area
- 3 Bedrooms
- Bathroom with White Suite with Separate WC
- Oil Fired Central Heating/uPVC Double Glazed Windows/Well Presented Throughout
- Enclosed and Private Rear Garden with Sheltered Sitting Areas Overlooking Open Playing Fields
- Detached Garage and Driveway Parking
- Convenient to Local Amenities including Leading Schools



This attractive, red brick semi detached family home is situated on a private site in an extremely sought after location just off Ravenhill Road.

The property is well presented and tastefully decorated by the current owners and offers good sized, spacious family accommodation which briefly comprises two separate reception rooms and a fitted kitchen with dining area on the ground floor along with three bedrooms and a bathroom with separate wc on the 1st floor. The internal accommodation is perfectly complimented by the private and enclosed rear garden which offers a sheltered sitting area and backs on to open playing fields.

Offering superb, adaptable accommodation which is convenient to many local amenities, including leading schools, public transport along with coffee shops and restaurants, this fine home is ideal for family living and early viewing is highly recommended.





PROPERTY COMPRISES

Front door to..

ENTRANCE PORCH Glazed door to...

RECEPTION HALL Laminate wood effect flooring, cornice ceiling, cloakroom/storage cupboard

LOUNGE 12' 0" x 11' 8" (3.66m x 3.56m) Attractive mahogany fireplace with tiled inset and hearth, laminate wood effect floor

DINING ROOM 12' 0" x 11' 8" (3.66m x 3.56m) Cornice ceiling, uPVC double glazed doors to rear

FITTED KITCHEN WITH DINING AREA 16' 10" x 8' 10" (5.13m x 2.69m) Extensive range of high and low level units, work surfaces, 1.5 bowl single drainer stainless steel sink unit with mixer tap, Ariston 4 ring hob with matching eye level electric oven and microwave oven, extractor fan, integrated dishwasher, part tiled walls, tiled floor, integrated fridge, tongue and groove ceiling with low voltage spots, external access, generous under stairs storage cupboard

1ST FLOOR LANDING Access to roof space

BEDROOM 12' 0" x 11' 8" (3.66m x 3.56m) Built in robe and storage





BEDROOM 12' 1" x 10' 6" (3.68m x 3.2m) Built in robe and storage

BEDROOM 9' 0" x 7' 10" (2.74m x 2.39m) Built in robe and storage.

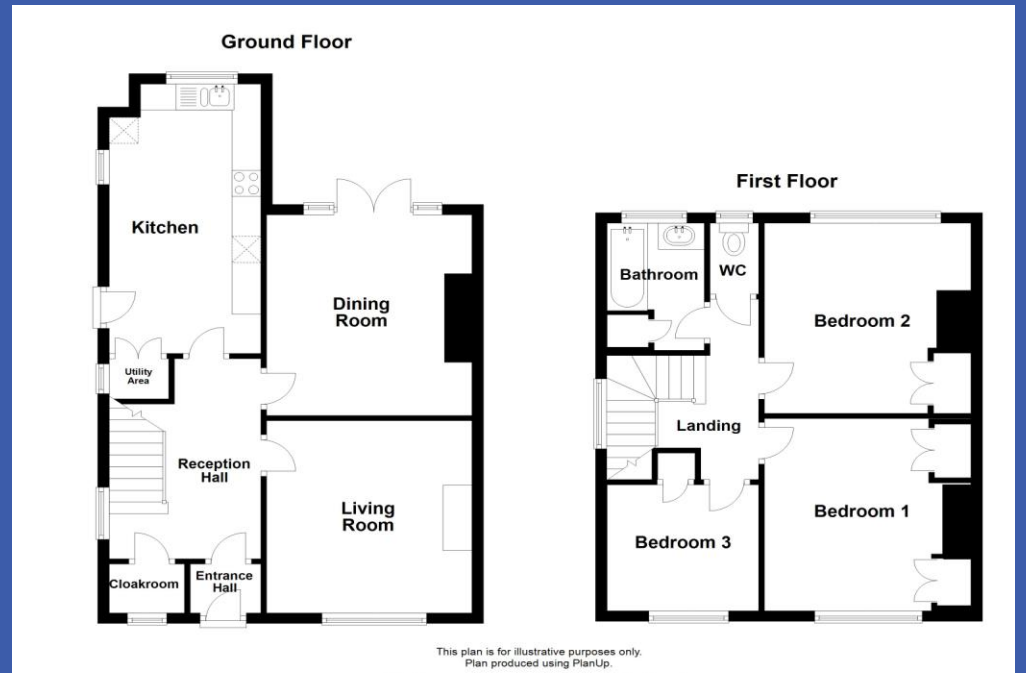
BATHROOM White suite comprising wood panelled bath with shower over, vanity unit, fully tiled walls, airing cupboard

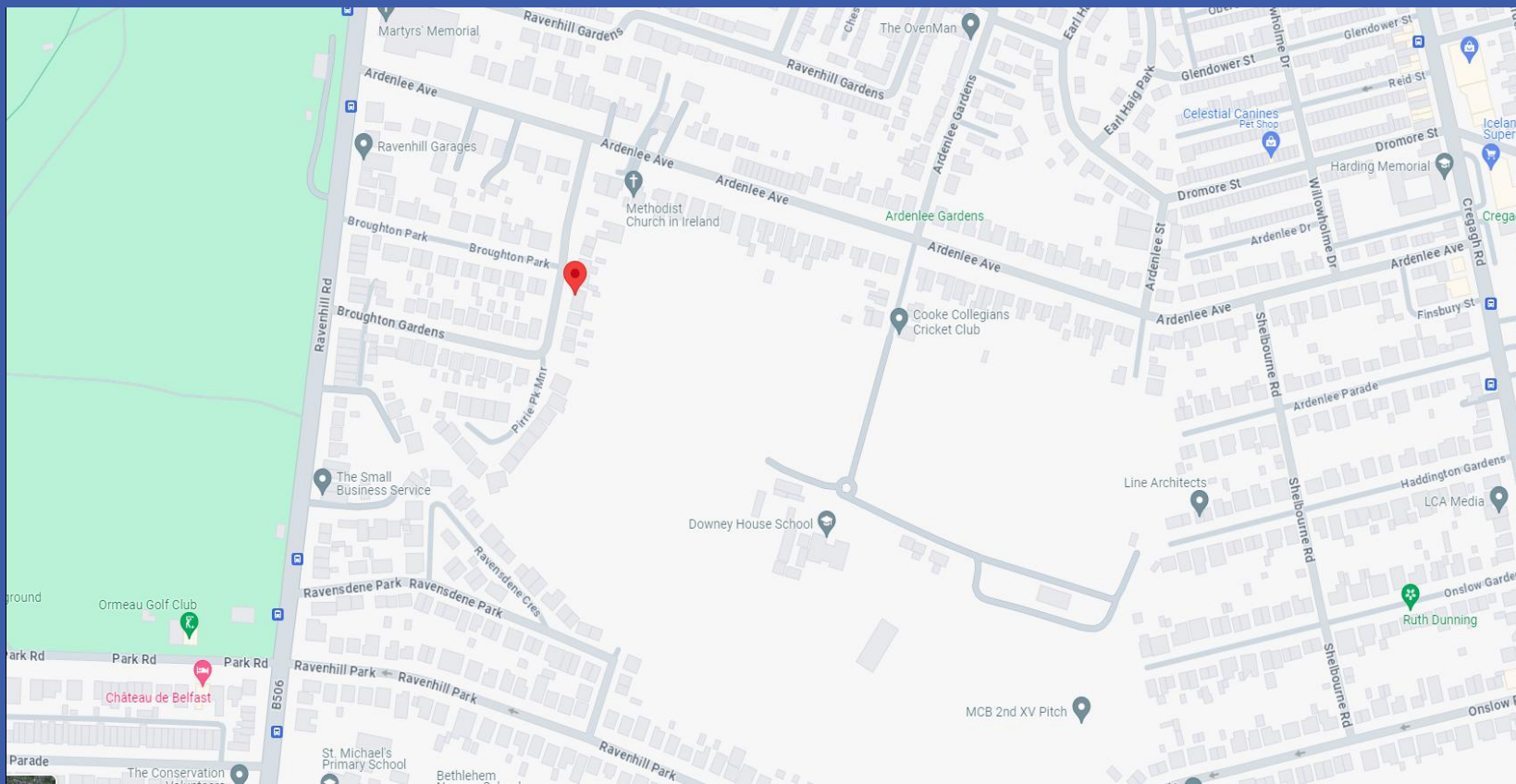
SEPARATE WC Low flush wc

OUTSIDE front garden in lawns, Paved driveway with parking leading to covered car port/storage area and...

GARAGE/GARDEN STORE

Delightful enclosed and private rear garden in lawns with sheltered paved patio area and overlooking open playing fields





Directions:

Coming out of Belfast on Ravenhill Road, turn left in to Broughton Gardens just before the crossroads junction with Park Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	48 E	
21-38	F		
1-20	G		



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