



## 339 Ravenhill Road, Ravenhill, Belfast, BT6 0BT

**Asking Price £335,000**

Located on the Ravenhill Road and facing Cherryvale Playing fields, we are delighted to market this fantastic terrace home that has been well maintained both inside and outside. With a prime location to match given it's close proximity to the local shops, cafes, restaurants and 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 Ravenhill Road.

The accommodation is spread over 3 levels, and comprises of 5 well proportioned bedrooms, a spacious lounge, separate living room, fitted kitchen with dining space, coloured bathroom suite on the first floor and an additional shower suite on the top floor.

To complete the package, this home comes with upvc double glazing as standard, a recently installed new oil boiler and additional insulation added to the first and second floor and roof. Externally there is a low maintenance, enclosed yard with roof covering to the rear and paving area to the front with planning permission approved to create a private driveway offering residents off street parking. A spacious home located in a prime location, we would highly recommend immediate viewing as we don't anticipate this one sitting around for long!

- Deceivingly Spacious Red Brick Mid-Terrace Home
- Two Reception Rooms
- Coloured Bathroom Suite
- Five Good Sized Bedrooms
- Fitted Kitchen with Dining
- Oil Fired Central Heating (New Boiler recently installed)
- Enclosed Rear Yard
- Upvc Double Glazed
- Planning approved for Off Street Parking to Front
- Excellent location close to selection of shops, cafes, bars and parks on Ormeau and Ravenhill road

| 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 |   |                         |           |
|   |   | 58                      | 33        |
| Northern Ireland                            |   | EU Directive 2002/91/EC |           |

### Entrance

Upvc glass panelled to entrance porch. Glass panelled inner door. Hallway. Laminate flooring.

### Lounge 12'5 x 16'7 (3.78m x 5.05m)



(into bay)

Tiled fire-place and hearth with wooden mantle piece.

### Living Area 12'9 x 10'7 (3.89m x 3.23m)



Red brick fire-place with tiled heart and wooden mantle.

## Fitted Kitchen / Dining room 19'2 x 10'9 (5.84m x 3.28m)



Full range of high and low level units complete with formica worktops, stainless steel sink with drainer and new overhead extractor fan. Plumbed for automatic washing machine and dish-washer. Part tiled walls and laminate flooring.

## First Floor

### Bedroom 1 17'6 x 13'3 (5.33m x 4.04m)



Sink unit.



### Bedroom 2 12'1 x 11'6 (3.68m x 3.51m)



### Bedroom 3 11'8 x 10'4 (3.56m x 3.15m)



### Coloured Bathroom Suite 11'1 x 7'1 (3.38m x 2.16m)



(at widest points) Coloured bathroom suite comprising of panelled bath with separate shower cubicle, pedestal wash hand basin and low flush w.c. Part tiled walls and vinyl flooring

### Second Floor

**Bedroom 4 13'3 x 17'3 (4.04m x 5.26m)**  
(at widest points) Built-in storage unit and sink unit

**Bedroom 5 11'7 x 9'8 (3.53m x 2.95m)**



**Shower Suite 7'7 x 4'8 (2.31m x 1.42m)**



Comprising walk in shower cubicle with shower unit, pedestal wash hand basin and low flush w.c. Part tiled walls and tiled flooring.

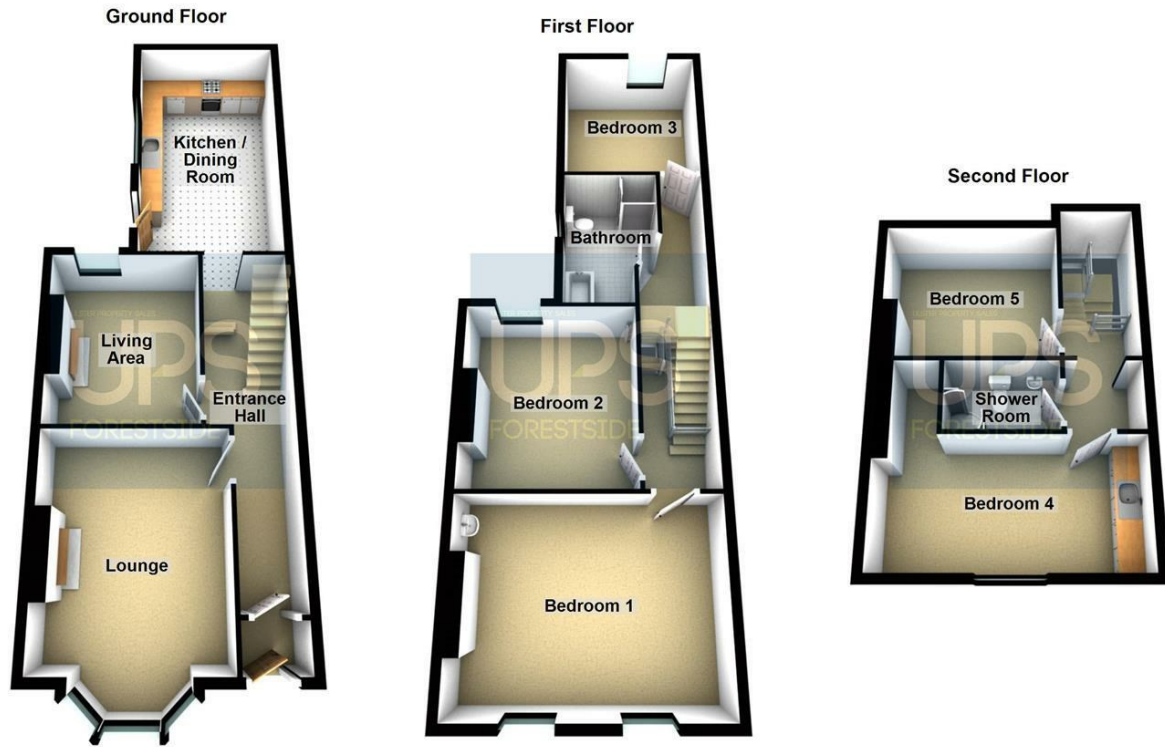
### **Property Front**

Paved area to the front with planning approved for the kerb to be lowered to create a private driveway for off street parking

### **Enclosed Rear Yard**

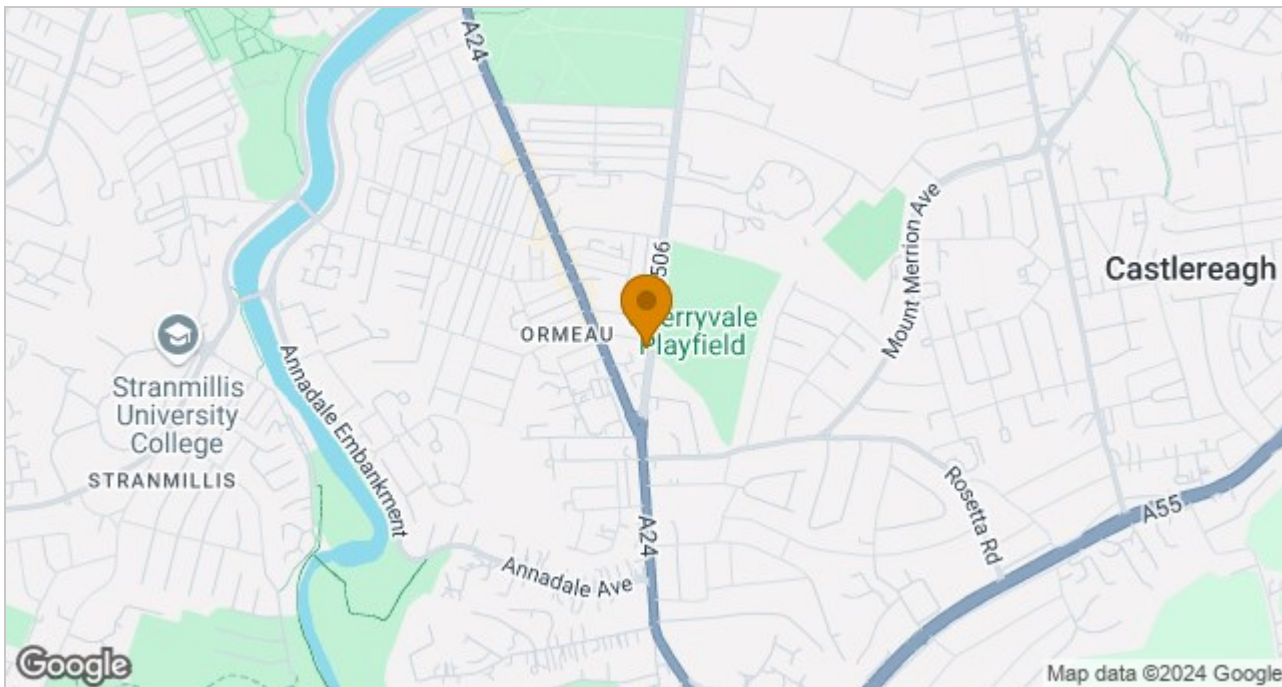
Enclosed rear yard opened with additional roof covering.

## 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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