



22 Ardenlee Gardens, Ravenhill, Belfast, BT6 8QG

Offers Over £179,950

From the exterior image 22 Ardenlee Gardens looks similar to all the other properties in the immediate area, however this property has been both extended and modernised, transforming the ground floor accommodation. The contemporary layout now comprises a sleek, modern kitchen to the left which is open plan to the living and dining area area with sliding doors providing access to the garden & patio area and downstairs w/c.

Upstairs there is now two good sized bedrooms, the main one having a walk in dressing area and a separate white bathroom suite.

Ardenlee Gardens also offers easy access to Belfast City Centre, Ormeau and Cherryvale Parks with all their sporting and recreational activities as well as all the restaurants and cafes off the Ormeau Road.

An excellent first time purchase.

- Mid Terrace Home
- Extended Contemporary Ground Floor Layout
- Gas Heating with 'Wavin' Underfloor Heating On Ground Floor
- Downstairs W/C
- Easily Maintained Area To Front
- Two Good Sized Bedrooms, Master With Walk-in Dressing Room
- Modern Fitted Kitchen With Built-in Appliances Open to Living & Dining Area
- Double Glazed
- White Bathroom Suite 1st Floor
- Enclosed Patio & Garden To Rear

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		71	74
(55-68) D			
(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

Panelled front door to entrance

Modern Fitted Kitchen 14'1 x 8'8 (4.29m x 2.64m)



Excellent range of handleless hi gloss fitted units, with granite work tops. built-in 4 ring Smeg gas hob and under oven, stainless steel over head extractor fan, integrated fridge, dishwasher and washing machine, stainless steel sink unit with mixer taps. Tiled floor.



Living Area 16'2 x 11'10 (4.93m x 3.61m)



Pvc Sliding doors providing access to garden and patio area, tiled floor continued from kitchen.
Open plan to dining area





Dining Area 10'8 x 10'6 (3.25m x 3.20m)

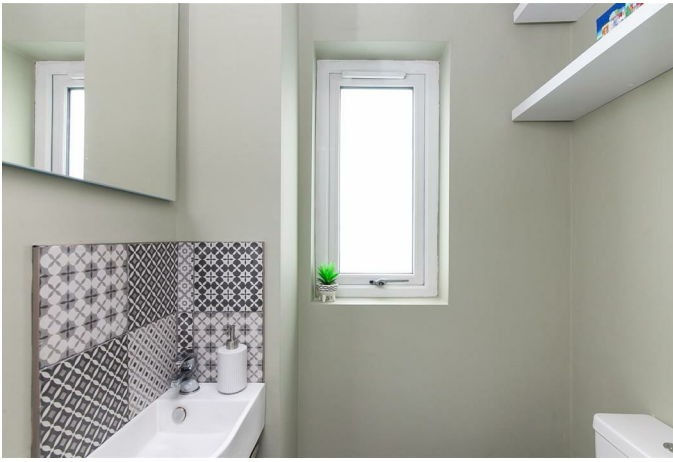


Tiled flooring continued.





Down-stairs w.c 13'1"13'1" x 9'10"3'3" (4'4 x 3'1)



Down-stairs w.c Sink unit.

First Floor

Bedroom One 11'9 x 8'1 (3.58m x 2.46m)



(at widest points) Walk in dressing room.



Dressing Room 9'2 x 6'0 (2.79m x 1.83m)



Bedroom Two 8'9 x 7'8 (2.67m x 2.34m)





White Bathroom Suite 16'4"16'4" x 16'4"6'6" (5'5 x 5'2)



Comprising tiled panelled bath with wall mounted mixer taps, wash hand basin with mixer taps, storage below, low flush w.c
Fully tiled walls. Tiled flooring,

Outside Front

Easily maintained area to front.

Outside Rear

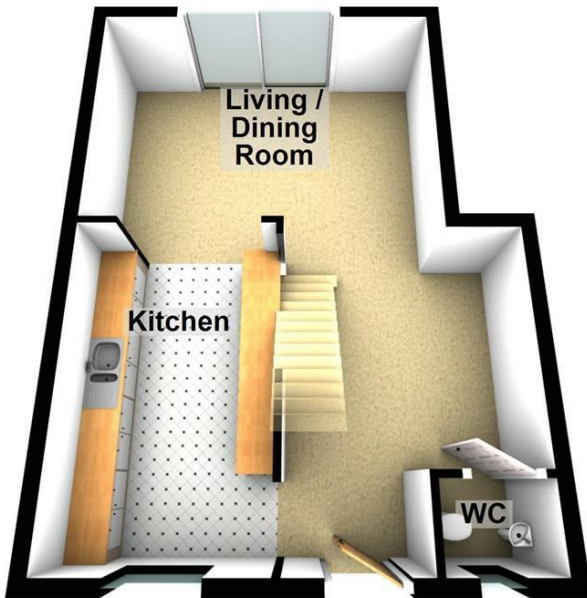


Superb rear patio accessed from the living area leading to garden laid in lawn. Garden shed.



Floor Plan

Ground Floor

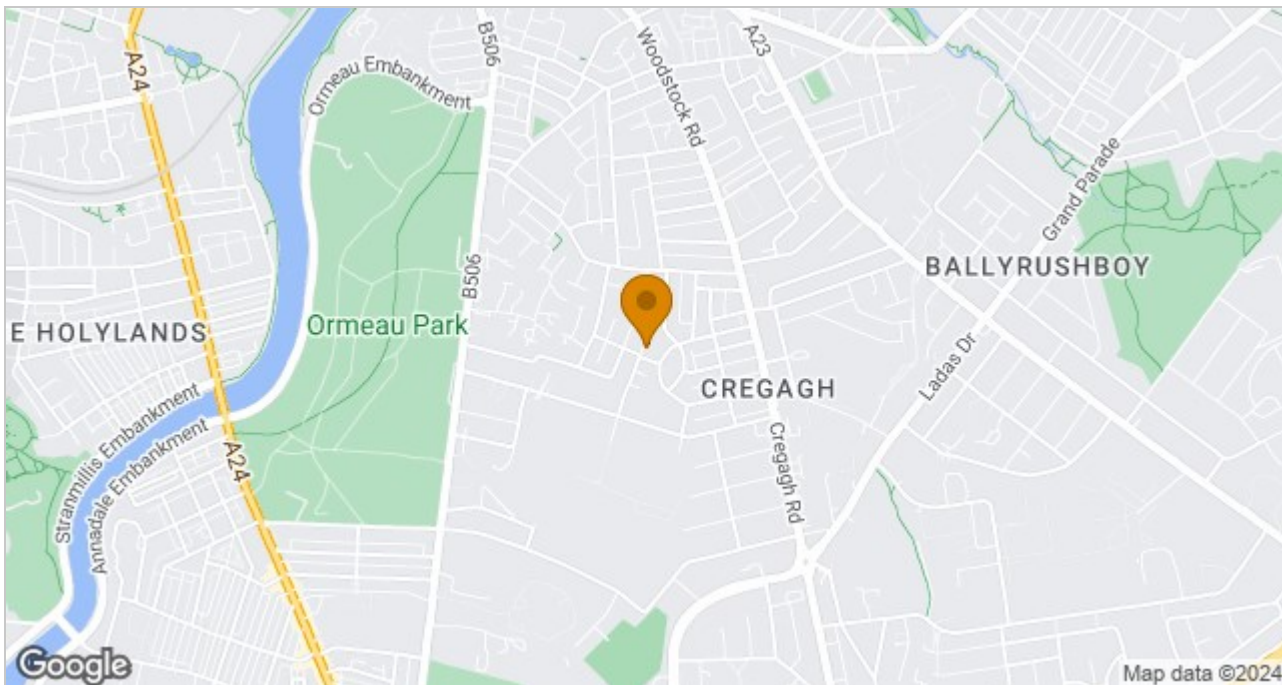


First Floor



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



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