



## 18 Ravenhill Crescent, Ravenhill Road, Belfast, BT6 8JU

**Asking Price £149,950**

Set in a quaint and quiet cul-de-sac just a short walk from Belfast City Centre, 18 Ravenhill Crescent is a home that although requires modernisation, is a home that could be brought back to former glories with the potential buyers undertaking the refurbishment to put their own stamp on it to modernise. The potential of the property is matched only by its ideal location, in the much sought-after Ravenhill area. The accommodation in brief consists of 3 bedrooms, lounge open to dining area, a kitchen and bathroom with garden areas to the front, side and rear. Sitting just off the Ravenhill Road, the cul-de-sac has excellent transport links in and out of Belfast. The property is also within walking distance to an array of amenities, including the popular bars & restaurants on the Ormeau Road. For those who enjoy the outdoors, Ormeau Park & Golf course are right on the doorstep, and if you prefer to be a sporting spectator then you can catch the rugby on a Friday night at the Kingspan Stadium, just a 15 minute walk up the road. Cash offers encouraged!

- Semi detached home
- Lounge open to dining area
- 1st floor bathroom
- Single glazed windows
- In need of modernisation / Cash offers encouraged
- Three bedrooms
- Kitchen
- Oil heating
- Cul de sac position
- Close to Ormeau Park and Belfast City centre

| 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                            |   |                         |           |
|   |   | 62                      | 26        |
|   |   | EU Directive 2002/91/EC |           |

### The accommodation comprises

Hardwood front door leading to the entrance hall.

### Entrance hall

Timber flooring.

### Lounge / dining 22'1 x 9'7 (6.73m x 2.92m)



Timber flooring, feature exposed brick fireplace with raised hearth housing an open fire.

### Dining



### Kitchen 12'3 x 5'0 (3.73m x 1.52m)



High and low level units, single drainer sink unit with 1 /14 bowl sink unit with mixer taps, work surfaces, 4 ring hob and under oven, plumbed for washing machine, terazzo flooring.

### 1st floor

Landing, hot press, access to the roof space.

### Bedroom 1 10'7 x 9'7 (3.23m x 2.92m)



**Bedroom 2 9'7 x 9'7 (2.92m x 2.92m)**



**Bedroom 3 6'8 x 5'5 (2.03m x 1.65m)**



**Bathroom 5'8 x 5'5 (1.73m x 1.65m)**



White suite comprising panelled bath, mixer taps, telephone hand shower, low flush w/c, pedestal wash hand basin, part tiled walls.

**Outside**

**Front gardens**

Loose stone gardens to the front.

**Side gardens**

Side and rear gardens in lawn.

**Rear gardens**

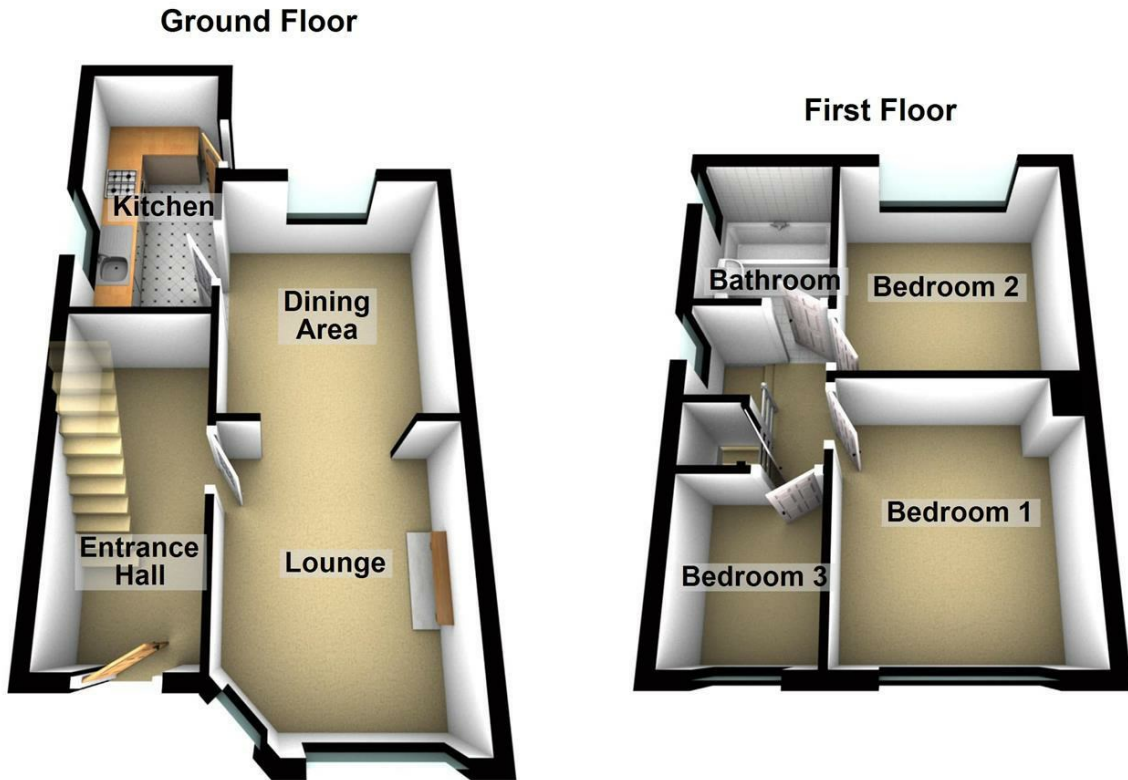


Pvc oil tank, boiler house housing oil fired boiler.

**Rear elevation**

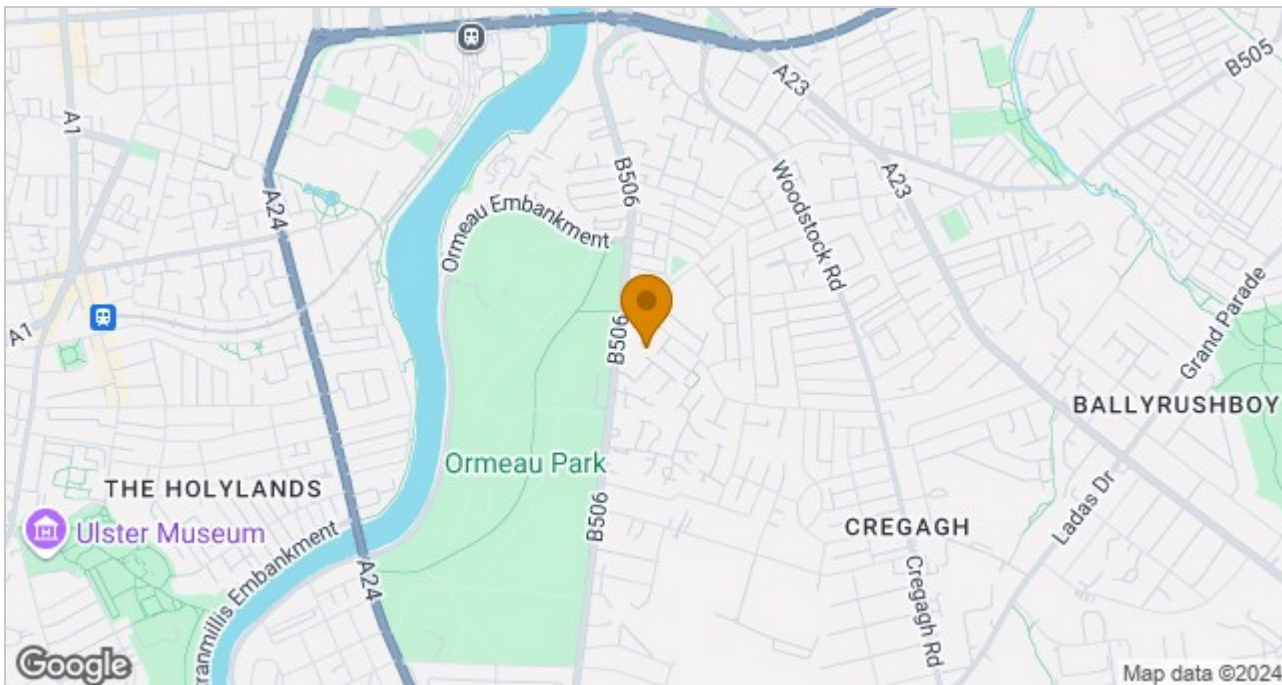


## Floor Plan



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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