



4 Ashleigh Court, Ravenhill Gardens, Belfast, BT6 8GP

Asking Price £165,000

Situated off the Ravenhill Road, this deceptively spacious ground floor apartment is convenient to Ormeau Park and transport links into and out of the City Centre. The Ravenhill & Ormeau Road's are also within walking distance, allowing any purchaser to make the most of the cafés, bars and restaurant's on offer.

Internally the property has been beautifully finished and comprises of a lounge with open fire, modern fitted kitchen, two double bedrooms, white shower suite and an additional storage cupboard housing utilities. Externally there is off street parking to the front of the property and a beautiful enclosed garden complete with laid-in lawns and patio area to the rear. In addition the property also benefits from gas heating and double glazing.

Finished to an excellent standard and positioned in a fantastic location, this apartment ticks all the boxes and is sure to be of great demand. Viewings are available now on request so make sure not to miss out!

- Deceptively Spacious Ground Floor Apartment
- Separate Lounge
- Contemporary White Shower suite
- Private Garden to the Rear
- Chain Free Sale
- Two Double Bedrooms
- Modern Fitted Kitchen
- Gas Fired Central Heating / Upvc Double Glazing
- Allocated Off Street Parking
- Excellent location with the park and shops of the Ormeau Road on your doorstep and Belfast City Centre within walking distance

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		72	72

EU Directive 2002/91/EC

Entrance Hall



Glazed upvc front door opens onto entrance hall with laminate flooring. Access to built-in storage cupboards with one cupboard complete with plumbing for washing machine.

Lounge 11'9" x 11'7" (3.59m x 3.55m)



Separate lounge with stone fireplace and hearth housing an open fire.

Modern Fitted Kitchen 9'1" x 7'11" (2.78m x 2.42m)



Modern fitted kitchen with a selection of upper and lower level units complete with formica worktops, integrated electric oven with ceramic hob and integrated fridge freezer. Plumbed for washing machine or dishwasher. Part tiled walls and laminate flooring.

Bedroom 1 12'9" x 11'8" (3.90m x 3.57m)



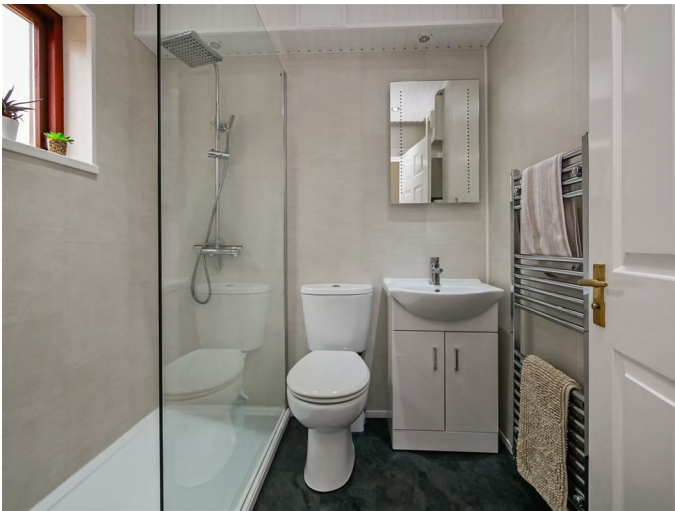
(at widest points) Spacious double bedroom with built-in mirrored slide robes. Laminate flooring.

Bedroom 2 12'9" x 11'8" (3.89m x 3.58m)



Double bedroom with laminate flooring.

White Shower Suite 6'5" x 5'9" (1.96m x 1.76m)



White shower suite comprising of walk-in shower with stainless steel mixer taps and waterfall shower head, low flush w.c, heated chrome towel rail and wash hand basin with stainless steel mixer taps and vanity below. Upvc wall panelling and laminate flooring.

Off Street Parking

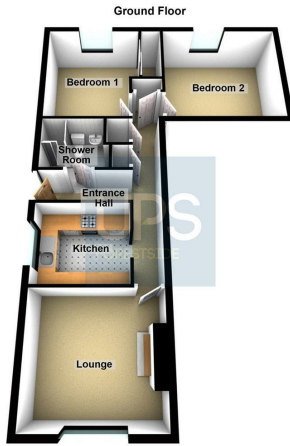
Allocated off street parking to the front of the property for one car.

Enclosed Rear Garden



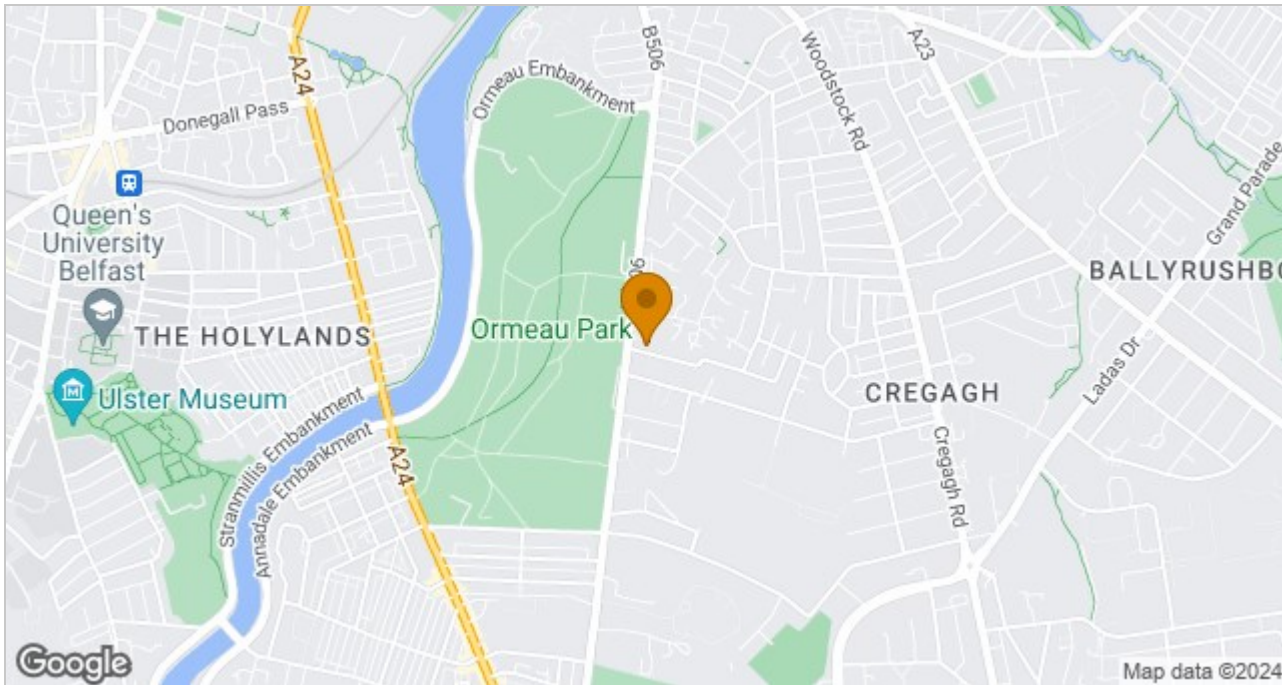
Private enclosed rear garden bordered by timber fencing, complete with laid-in lawns, raised timber flower beds and patio area.

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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