



30 Ravenhill Park Gardens, Ravenhill, Belfast, BT6 ODH

Asking Price £230,000

Ravenhill Park Gardens is situated in undoubtedly one of the most desirable locations of South East Belfast. This attractive tree lined cul de sac offers privacy and seclusion yet convenience to a wide range of local amenities on Cregagh, Ormeau and Ravenhill Roads. A selection of excellent schools are located minutes from the property, along with local parks, golf club, the home of Ulster Rugby "Kingspan" Stadium as well a superb selection of local cafes, pubs and restaurants.

The property has undergone a list of improvements. The main improvement being a stunning extension to the rear which offers a large, bright and spacious, kitchen/family area. This room incorporates a beautiful country style kitchen and has full width windows / sliding doors to the rear deck and garden.

Additional space is provided with an garden room (14ft x 10ft) which is fully wired and insulated. It also has bi-folding doors that open up to the large garden and looks up towards the house. Currently used as an art studio, it could be used for an office, childrens playroom or just a relaxing space

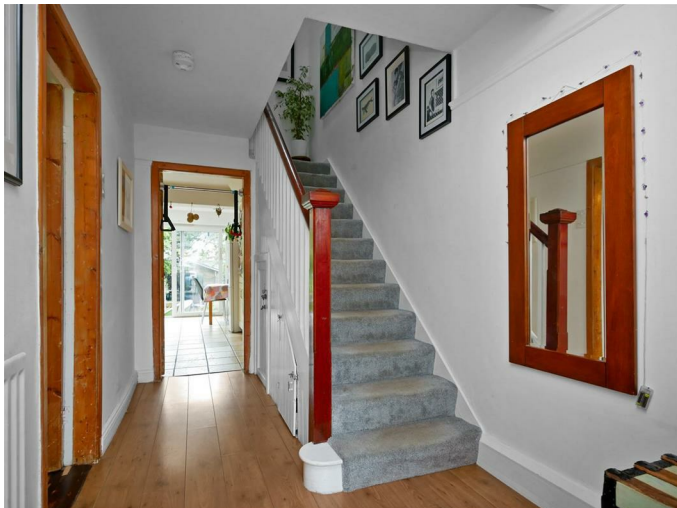
- Extended And Improved Mid Terrace Property
- Lounge To The Front
- Modern Bathroom With Bath And Electric Shower
- Double Glazing
- Enclosed Rear Garden/Situated In Desirable Tree Lined Cul-De-Sac
- Three Bedrooms
- Extended Kitchen / Family Room With Full Width Glazing Over Looking 65ft Rear Garden
- Oil Heating
- Easily Maintained Area To Front
- 14ft x 10ft Garden room / Office

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	62
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

Entrance Hall



Glass panelled composite front door to entrance hall. Laminate flooring.

Lounge 12'7 x 12'0 (3.84m x 3.66m)



Tiled fire-place with wooden surround, housing an open fire. Floorboards sanded and varnished.



Kitchen/Dining 20'5 x 18'1 (6.22m x 5.51m)



Shaker style fitted kitchen, 4 ring hob with overhead extractor fan, integrated fridge freezer, double oven, Centre island with granite work surfaces, Belfast sink with mixer taps, integrated dish-washer. Tiled flooring. Part tiled walls. Full width sliding doors to garden.





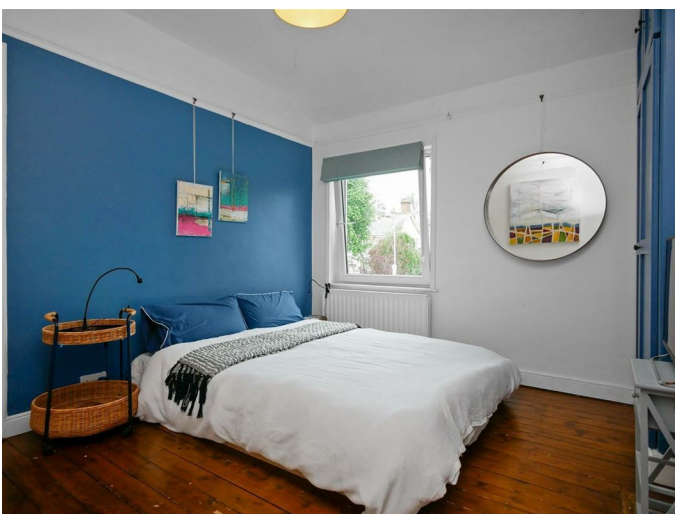
First Floor



Bedroom One 11'9 x 10'9 (3.58m x 3.28m)



Floorboards sanded and stained.



Bedroom Two 11'0 x 9'9 (3.35m x 2.97m)



Floorboards sanded and painted.

Bedroom Three 7'9 x 7'2 (2.36m x 2.18m)



Floorboards sanded and varnished.

White Bathroom Suite



White bathroom suite comprising panelled bath with mixer taps and shower unit above, pedestal wash hand basin, with mixer taps and storage below, low flush w.c Part tiled walls. Tiled walls.

Landing

Hot-press.

Outside Front

Outside Rear



From the kitchen / dining / living access is provided to a decked patio area overlooking woodchipped garden area with mature trees and shrubs, that leads down to garden room.





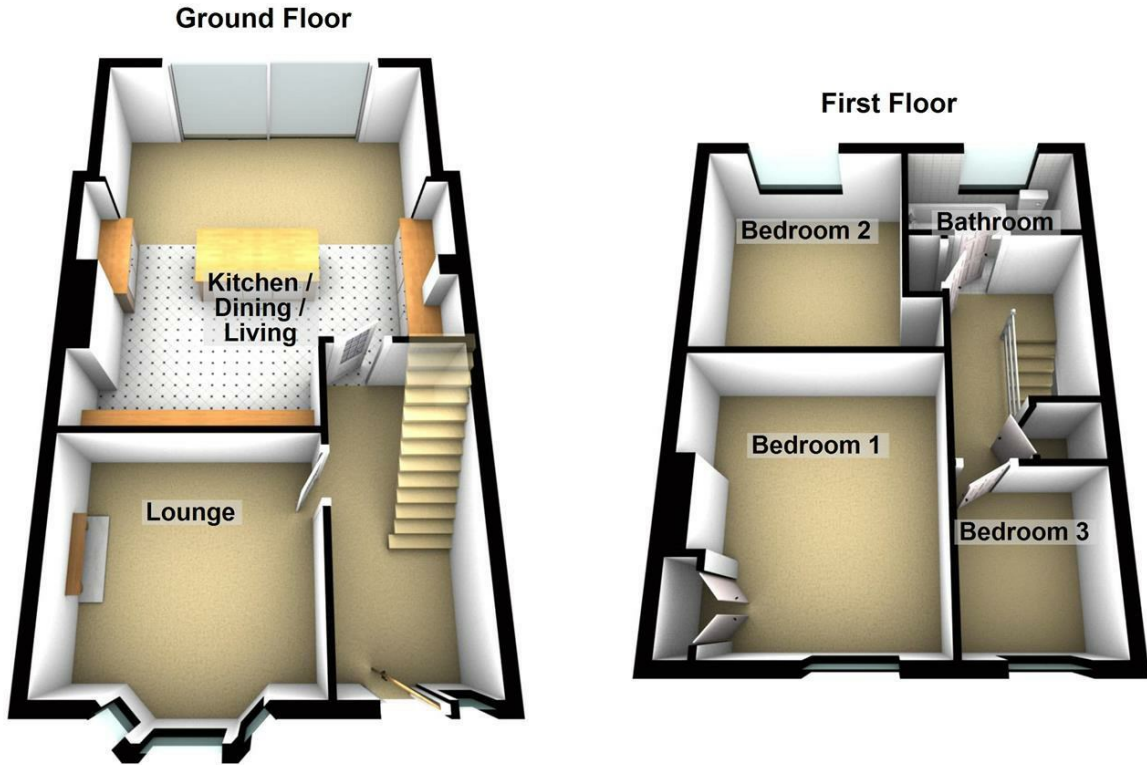
Garden Room 14'0 x 12'0 (4.27m x 3.66m)



Bi folding doors . Light and power. Superb facility currently utilised as a home studio.



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



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