






A charming three bedroom mid terrace property situated in the Ardenlee area of South Belfast  
Dual aspect living room with a feature fireplace and an abundance of natural light  
Bright and spacious kitchen and dining area benefitting from built in appliances  
Modern downstairs shower room with three piece suite  
Three well proportions bedrooms - two doubles and one single  
Oil fired central heating and double glazed throughout  
Beautifully maintained front garden laid in lawn and bounded by mature shrubs

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## Ard to Beat!

Welcome to a charming and well-presented three-bedroom mid-terrace property situated just off Ardenlee Avenue in South Belfast. This delightful home which is in need of modernisation offers an ideal opportunity for first-time buyers, families, or investors seeking a property in a prime location with easy access to local amenities, schools, and transport links.

The property comprises a welcoming entrance hall, a dual aspect living room with feature fireplace, a bright and spacious kitchen and dining area benefitting from built in appliances and plumbing for white goods, and a modern downstairs shower room complete with three piece suite. Upstairs comprises three well proportioned bedroom - two doubles and one single.

The front garden has been beautifully maintained, laid in lawn, and bordered by mature shrubs, providing excellent curb appeal. The fully enclosed rear garden is laid in lawn, offering a safe space for children to play. It also features a concrete patio area, perfect for barbecues and outdoor dining.

Ardenlee Gardens is situated in a prime location just off Ardenlee Avenue in South Belfast. The location offers easy access to a wide range of local amenities, schools, and shops. Excellent transport links make commuting to the city centre quick and convenient, while nearby parks and the bustling Ormeau Road are just a short walk away.

## Your Next Move...

Thinking of selling, it would be a pleasure to offer you a FREE VALUATION of your property.

To arrange a viewing or for further information contact Michael Chandler Estate Agents on 02890 450 550 or email [property@michael-chandler.co.uk](mailto:property@michael-chandler.co.uk)



**Mortgage advice is available from our in-house Mortgage Advisor, you can find out how much you can borrow within minutes!**

### REQUEST VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property to you!

513 Ormeau Road, Belfast, BT7 3GU

**02890 450 550**

[property@michael-chandler.co.uk](mailto:property@michael-chandler.co.uk)

[michael-chandler.co.uk](http://michael-chandler.co.uk)

Michael  
**Chandler**  
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