

# 154 Ravenhill Avenue

Cregagh, BT6 8LJ

# Cowley



**Price: OA £165,000**

Spacious mid terrace with original double storey return to rear.

- Attractive entrance hall with laminate floor and cornice ceiling
- Spacious lounge with bay window and feature brick fireplace
- Separate dining room/living room with feature brick fireplace and wooden flooring
- Superb kitchen over 16' long with fitted units and tiled floor
- 3 Good sized bedrooms
- Deluxe bathroom incorporating tiled floor and attractive use of glass brick wall
- PVC double glazing/Gas fired central heating
- Spacious enclosed yard area

This spacious mid terrace boasts an original double storey return to the rear, providing ample living space for a growing family. Upon entering the property, you are greeted by an attractive entrance hall with a laminate floor and cornice ceiling, setting the tone for the character and charm that this property exudes.

The lounge is a spacious room with a bay window and a feature brick fireplace, perfect for cosy nights in with the family. The separate dining room/living room also boasts a feature brick fireplace and wooden flooring, providing a versatile space for entertaining guests or relaxing with loved ones.

The superb kitchen is over 16' long and features fitted units and a tiled floor, providing ample space for cooking and dining. Upstairs, there are three good sized bedrooms, perfect for a growing family or for use as a home office or guest room. The deluxe bathroom incorporates a tile floor and an attractive use of a glass brick wall, adding a touch of elegance to this already impressive property. Other features include PVC double glazing and gas fired central heating, ensuring that this property is both energy efficient and comfortable to live in.

ENTRANCE HALL:

Laminate floor, cornice ceiling.

LOUNGE:

13'10" x 11'1" bay window, feature brick fireplace, cornice ceiling, laminate floor.



LIVING ROOM:

11'1" x 11'0" wooden floor, feature brick fireplace.



**KITCHEN:**

16'2" x 7'6" range of built in high and low level units, single drainer stainless steel sink unit, mixer taps, plumbed for washing machine, part tiled walls, tiled floor, PVC rear door.



**FIRST FLOOR**

**BEDROOM 1:**

15'0" x 11'0"



**BEDROOM 2:**

11'0" x 9'0"

BEDROOM 3:

8'10" x 7'6"



DELUXE BATHROOM:

Panelled bath, telephone hand shower, shower screen, pedestal wash hand basin, low flush w.c., hot press copper cylinder, immersion heater, feature part glass brick wall.



OUTSIDE:

Enclosed yard, outside w.c./store beyond, store with gas boiler.



East Belfast Office  
36 Cregagh Road, Belfast, BT6 9EQ  
T: 028 9045 1248 F: 028 9073 9096

E: info@cowleyproperty.com  
W: www.cowleyproperty.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	53 E
21-38	F		
1-20	G		



Keith Boyce DipPFS, Cert CII (MP)  
Financial Adviser  
36 Cregagh Road, Belfast, BT6 9EQ  
T: 028 9073 2225 F: 028 9073 9096

E: keithboyce@mab.org.uk  
W: mortgageadvicebureau.com/keithboyce