



1 Ravensdene Park Gardens, Ravenhill Road, Belfast, BT6 0DD

Asking Price £325,000

Ravensdene Park Gardens is a small street consisting of only a few houses that leads into Ravenhill Park, offering convenience to the local primary and post primary schools, as well as, Ormeau and Cherryvale Parks with the various events and sports clubs. A few minutes walk to the Ormeau Road and you have the choice of superb cafes restaurants and delicatessens and entertainment facilities.

Internally, this property offers superb, well proportioned accommodation comprising, lounge to the front with rounded bay window, extended living room to the rear with direct access to the garden, fitted kitchen with casual dining and downstairs w/c.

Upstairs there are three bedrooms, a family bathroom suite with separate shower cubicle and a fantastic roof space with gable window, that offers superb potential for conversion (subject to Building Control approval).

Outside, there is a driveway with parking leading to detached Garage (30'5 x 10'1) and enclosed rear garden laid in lawns. An excellent home in a fantastic location.

- Extended Semi Detached Home
- Two Reception Rooms
- Downstairs W/C
- Gas Heating (Condensing Boiler) /Double Glazed
- Large Detached Garage
- Three Well Proportioned Bedrooms
- Fitted Kitchen With Casual Dining Area
- White Bathroom Suite With Separate Shower Cubicle
- Driveway With Ample Parking
- Enclosed Rear Garden & Patio Area

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

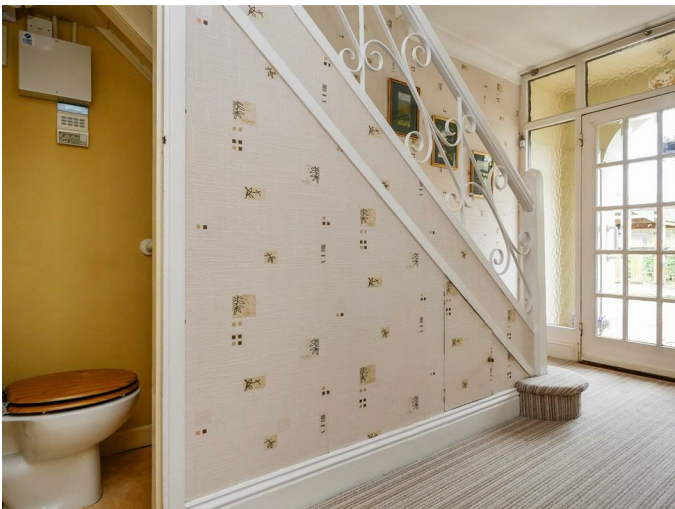
Northern Ireland EU Directive 2002/91/EC

The Accommodation Comprises



Arched open entrance porch with tiled floor. Glass panelled inner door with glazed side panels to entrance hall.

Downstairs w/c



Low flush w/c and sink unit.

Lounge 16'2 x 13'7 (4.93m x 4.14m)



Into Bay. Cast iron fireplace with wooden surround.

Extended Living Room 19'2 x 12'0 (5.84m x 3.66m)



At widest points.

Double glazed patio doors providing access to rear garden and patio.

Fitted Kitchen/Dining 16'0 x 8'8 (4.88m x 2.64m)



Excellent range of high and low level built-in units, glazed cabinets, Formica work surfaces, single drainer sink unit with mixer taps. Built-in 4 ring hob and overhead extractor fan, eye level oven. Integrated dishwasher and fridge freezer. Part tiled walls and tiled flooring.

First Floor



Bedroom One 16'3 x 12'6 (4.95m x 3.81m)



Into Bay.

Bedroom Two 14'2 x 10'9 (4.32m x 3.28m)



Wall to wall bedroom furniture.

Bedroom Three 8'5 x 7'7 (2.57m x 2.31m)



Bathroom



Comprising panelled bath with mixer taps, separate shower cubicle with shower unit, pedestal wash hand basin, low flush w/c, Fully tiled walls, tiled floor. Tongue and groove ceiling.

Landing

Access to roof space via fold down ladder, light power and gable window (fantastic potential for conversion subject to Building Control Approval).

Outside Front

Easily maintained area to front.

Driveway with ample parking leading to detached garage.

Detached Garage 30'5 x 10'1 (9.27m x 3.07m)

Up and over door, light power and sink unit.

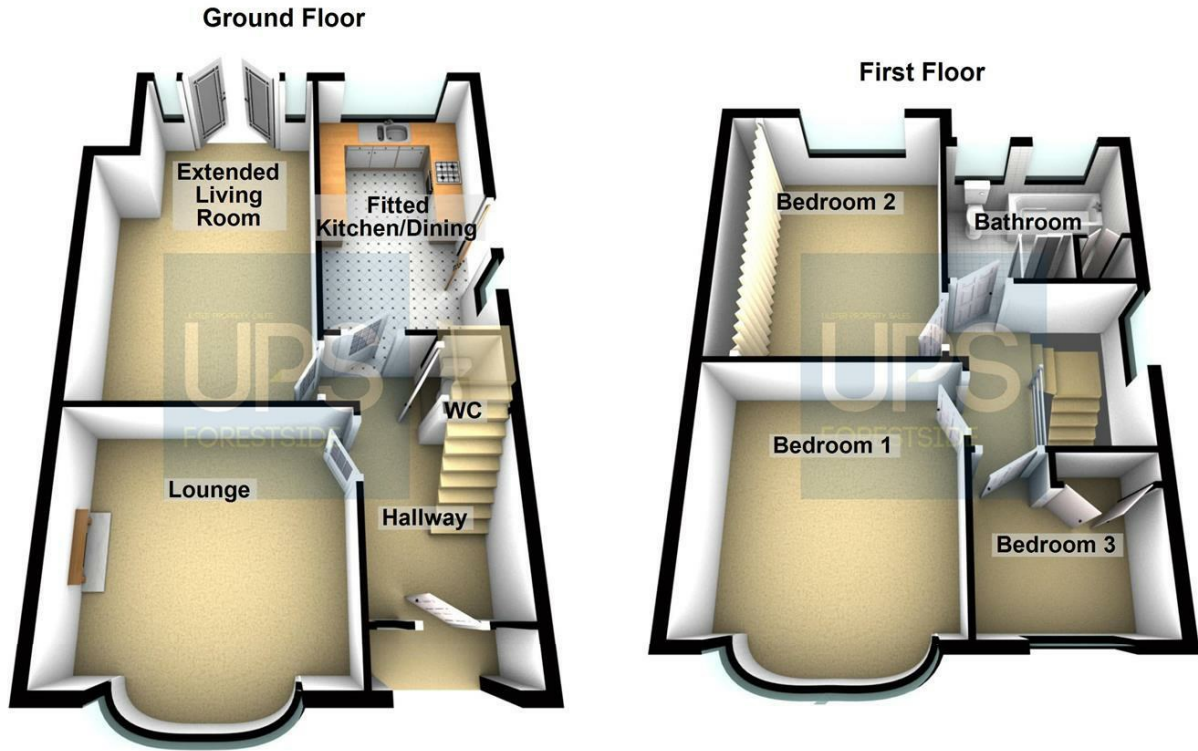
Outside Rear



From the extended living room access is provided to the patio and well maintained garden laid in lawn.

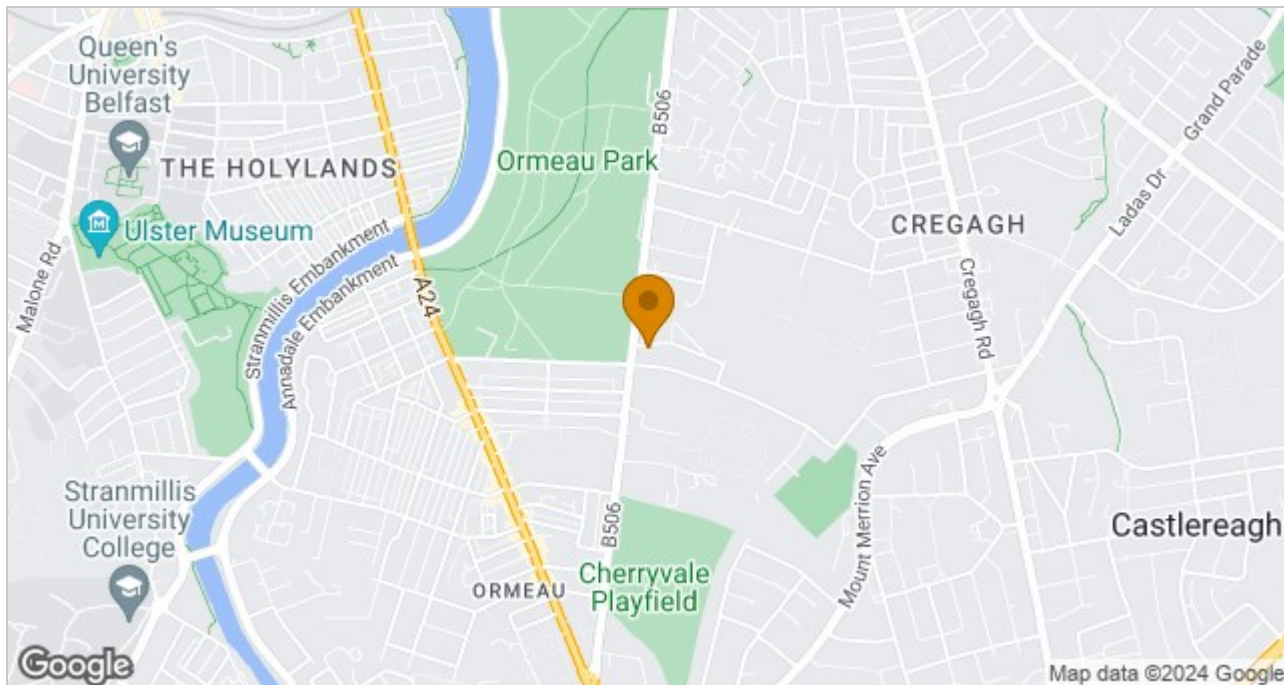
Bordered by timber fencing and mature shrubbery.

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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