

# For Sale

Offers Over: £269,950

SimonBrien



12 Oakleigh Park,  
Belfast, BT6 8RF

[simonbrien.com](http://simonbrien.com)

## Description

Oakleigh Park is an attractive development of semi-detached houses and townhouses in the Ardenlee area off the Ravenhill Road.

This three storey townhouse is well located within the development and benefits from a garage and parking area to the front and an enclosed rear garden. The well proportioned accommodation is laid out over three floors and is of an adaptable layout which will appeal to a variety of purchasers.

The many amenities of the Ormeau, Ravenhill and Cregagh Roads are close by as is the City Centre. This well located home is sure to attract a high level of interest. Early viewing is recommended.

**Viewing is by private appointment through our Belfast Office on 02890 668888.**

## Accommodation

### GROUND FLOOR

**ENTRANCE HALL:**  
Double Glazed light Oak entrance door

**ENTRANCE HALL:**  
Stairs to first floor

**LIVING ROOM:**  
18' 2" x 12' 4" (5.54m x 3.76m)  
Laminate flooring.



## Special Features & Services

- Stylish Modern Townhouse In A Popular Residential Location
- Four Spacious Bedrooms
- Well Proportioned Lounge With Sandstone Fireplace And Living Flame Gas Fire
- Well Fitted Kitchen With Built In Appliances And Dining Area
- Bathroom, Shower Room And Ensuite With Modern White Sanitary Ware
- Integral Garage With Recessed Utility Area
- Double Parking Space To The Front
- Enclosed West Facing Rear Garden
- White PVC Double Glazed Window Frames
- Phoenix Gas Central Heating
- Convenient To Ormeau Park And Golf Course
- Minutes From Belfast City Centre
- Excellent Road And Rail Links Close By



**KITCHEN WITH DINING AREA:**  
11' 6" x 10' 6" (3.51m x 3.2m)  
Single drainer 1.5 tub stainless steel sink unit with mixer taps. Excellent range of Shaker style high and low level units, free standing stainless steel gas hob and electric under oven, dish washer and fridge freezer. Wooden flooring and casual dining area.



**STAIRS TO GROUND FLOOR**

**BEDROOM (4):**  
11' 6" x 10' 6" (3.51m x 3.2m)  
Laminate flooring

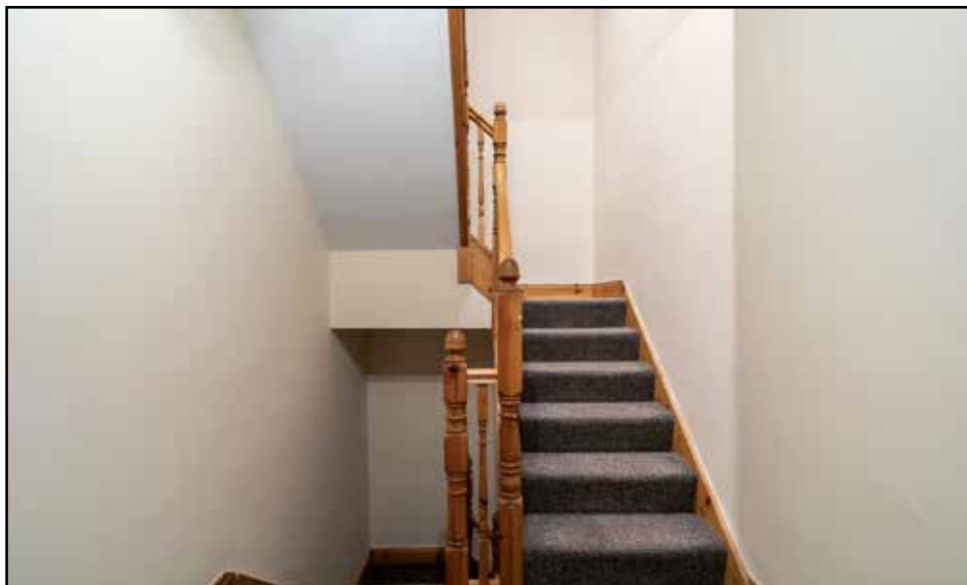


**UTILITY ROOM:**  
10' 6" x 4' 11" (3.2m x 1.5m)  
Washing machine and dryer,  
sink, door to decked garden



**STORE:**

**SHOWER ROOM:**  
White suite comprising fully  
tiled shower enclosure with  
chrome shower fittings. Pedestal  
wash hand basin, low flush WC,  
ceramic tiled floor



**INTEGRAL GARAGE:**  
17' 4" x 11' 6" (5.28m x 3.51m)  
Remote control up and over  
door with lighting and power.  
Recessed utility area with single  
drainer stainless steel sink unit  
with mixer taps, cupboards  
below. Space for tumble dryer.  
Tiled splashback and gas fired  
boiler.

**SECOND FLOOR**

**LANDING:**  
Large shelved storage cupboard

**BEDROOM (1):**  
11' 7" x 10' 5" (3.45m x 3.25m)  
Two built in wardrobes, laminate flooring



**ENSUITE SHOWER ROOM:** White  
suite comprising fully tiled shower  
enclosure with chrome shower  
fittings. Pedestal wash hand basin,  
low flush WC



**BEDROOM (2):**  
12' 3" x 9' 5" (3.73m x 2.87m)  
Built in wardrobe. French doors  
with ornamental railings



**BEDROOM (3):**  
12' 3" x 7' 0" (3.73m x 2.13m)  
Built in wardrobe, laminate flooring



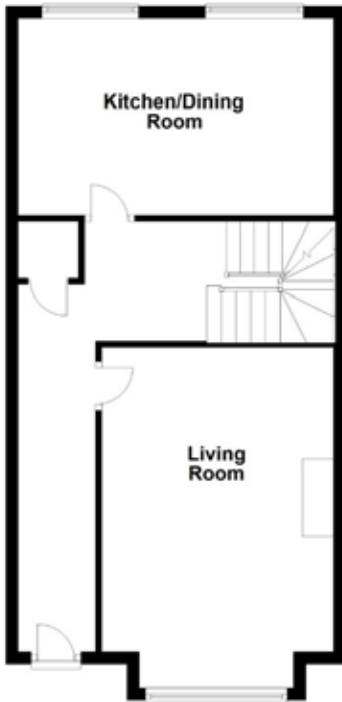
**BATHROOM:**  
White suite comprising panelled  
bath, pedestal wash hand basin,  
low flush WC. Laminate flooring  
and extractor fan



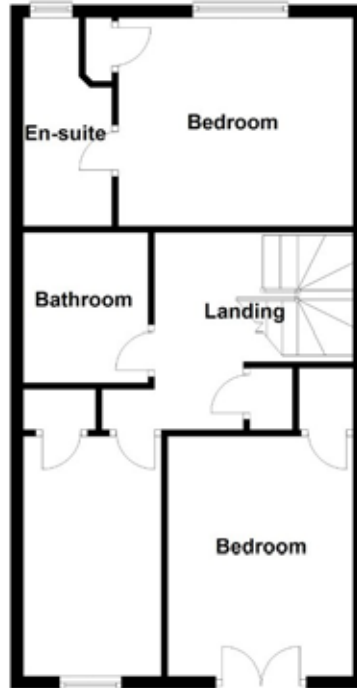
**OUTSIDE**  
Double parking bay to garage. Enclosed West facing garden in lawn



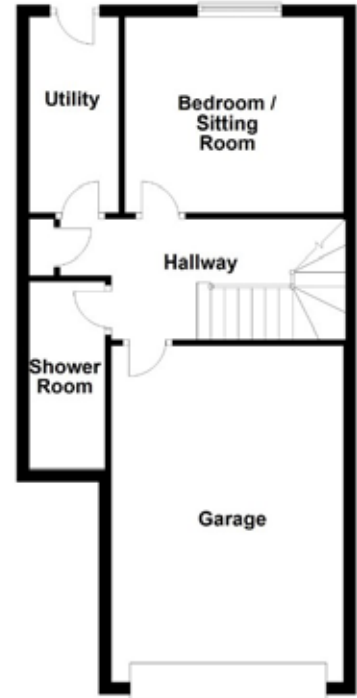
Ground Floor



First Floor



Basement



**NEGOTIATOR**

**Thomas O’Doherty**  
**525 Lisburn Road**  
**Belfast**  
**BT9 7GQ**

T: 028 9066 8888  
E: [thomas.odoherty@simonbrien.com](mailto:thomas.odoherty@simonbrien.com)

**MORTGAGE ADVICE**

For free independent advice on mortgages talk to  
**Crawford Mulholland**  
**503 Lisburn Road, Belfast,**  
**Co. Antrim, BT9 7EZ**  
T: 028 9066 5544  
E: [office@crawfordmulholland.com](mailto:office@crawfordmulholland.com)



[simonbrien.com](http://simonbrien.com)

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property, iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.