



# 49 RAVENSWOOD PARK

Belfast, BT5 7JU

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*Offers around* **£134,950**



MID TERRACE | 3  | 1  | 2 

We are delighted to bring to the market this deceptively spacious three-bedroom mid-terrace property located off the Lower Braniel Road in East Belfast.

## KEY FEATURES

- Ease of Access to Belfast City Airport and Belfast City Centre for the Daily Commuter via Main Arterial Transport Routes
- Within Close Proximity to Many Local Leading Primary and Secondary Schools
- Three Well Proportioned Bedrooms
- Lounge with Juliet Balcony Overlooking Rear Garden
- Separate Dining Room
- Modern Fitted Kitchen with Integrated Appliances
- Modern Shower room with White Suite
- Enclosed Rear Garden with Decking Areas
- Gas Heating
- UPVC Double Glazing Throughout
- Broadband Speed - Ultrafast
- Early Viewing Highly Recommended





## ROOM DETAILS

### *Ground Floor*

- Entrance Hall
- Lounge  
14'7" x 12'4"
- Kitchen  
10'11" x 8'2"
- Dining Room  
14'10" x 10'11"

### *First Floor*

- Landing
- Bedroom One  
14'7" x 9'2"
- Bedroom Two  
10'10" x 10'9"
- Bedroom Three  
12'11" x 10'
- Bathroom

### *Outside*

- Paved Pathway to Front Door
- Raised Terrace Area to Rear
- Garden to Rear
- Decking Area
- Outhouse
- Shared Side Alleyway





## DIRECTIONS

*Travelling along Lower Braniel Road in the direction of Gilnahirk, take the first left into Braniel Way, at the end of the road turn right onto Braniel Crescent, then at the bottom of the road turn right onto Ravenswood Park. No 49 is on the left*



## THE LOCAL AREA

*East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	72	72
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient – higher running costs		

Scan QR Code - for floor plans and to arrange a viewing.



## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

