



Immaculately presented throughout, this terrace property has been modernised and maintained by its current owner over a number of years. Situated within the ever-popular South-East Belfast location, there is little to do for a purchaser but to move in.

Walking distance to Creagh Road, Ravenhill and Ormeau Road with their array of cafes, bars and restaurants, there are also parks, excellent transport links and many other amenities all on your doorstep.

The property comprises: living room open to dining area with a feature fireplace and bay window along with a modern kitchen and access to the rear on the ground floor. The first floor consists of two double bedrooms and a large bathroom along with excellent storage.

Early viewing is highly recommended.

Offers Over
£165,000

9 Ardenlee Drive,
BELFAST,
BT6 8QL

Viewing by
appointment with
& through agent
028 9065 0000

- Immaculate, red-brick terrace property in popular location
- Cul-de-sac
- Two well proportioned bedrooms
- Open plan living/dining room with bay window and feature fireplace
- Modern kitchen and access to rear enclosed yard
- Landing area with large built in wardrobe space
- Family bathroom on first floor
- Gas fired central heating (new boiler 2021)
- Fully double glazed throughout
- Front forecourt with mature shrubbery / enclosed rear yard
- Walking distance to amenities at Creagh Road, Ravenhill and Ormeau Road
- Excellent Transport links to Belfast City Centre
- Belfast City Centre only 2 miles away



The Property Comprises:

Ground Floor

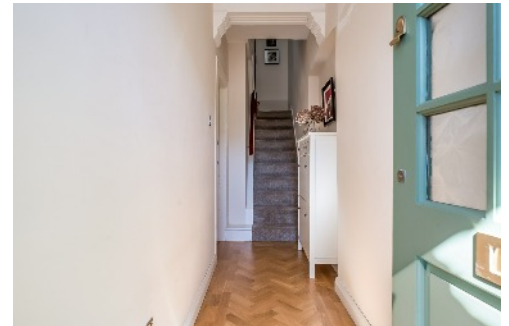
Wooden front door to:

ENTRANCE HALL: Herringbone style flooring.

Cornice ceiling.

LIVING/DINING ROOM: 19' 3" x 11' 10" (5.87m x 3.61m) (into bay). Herringbone style flooring, feature fireplace with wooden surround and cast iron inset. Electric cupboard. Cornice ceiling, uplighters, under stairs storage cupboard.

KITCHEN: 16' 3" x 7' 10" (4.95m x 2.39m) Modern range of high and low level units, work surfaces, stainless steel sink unit with mixer tap, space for oven/hob, extractor fan, plumbed for washing machine, space for fridge/freezer. Tiled floor, spotlights, uPVC door to rear.



First Floor

LANDING: Built-in robes with mirrored doors.

BEDROOM (1): 12' 10" x 9' 0" (3.91m x 2.74m)

Cornice ceiling.

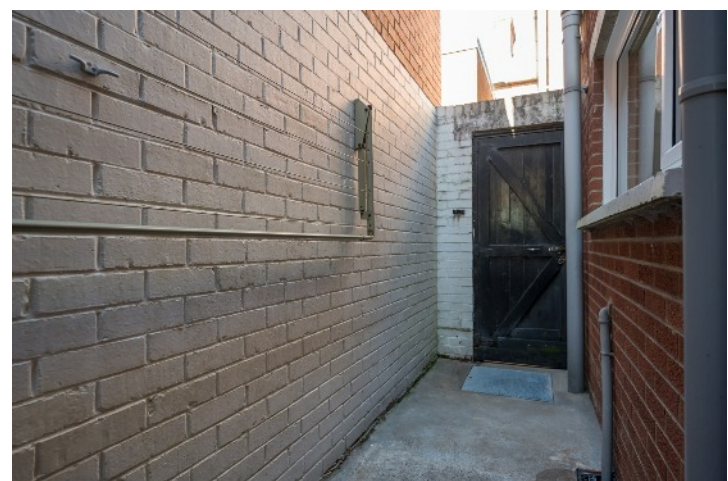
BEDROOM (2): 11' 1" x 7' 7" (3.38m x 2.31m)

BATHROOM: Luxury white suite comprising low flush wc, wash hand basin with mixer tap. Claw foot free standing bath with mixer tap and telephone hand shower, separate shower cubicle with thermostatic shower, chrome heated towel rail, wooden panelling, spotlights.

Outside

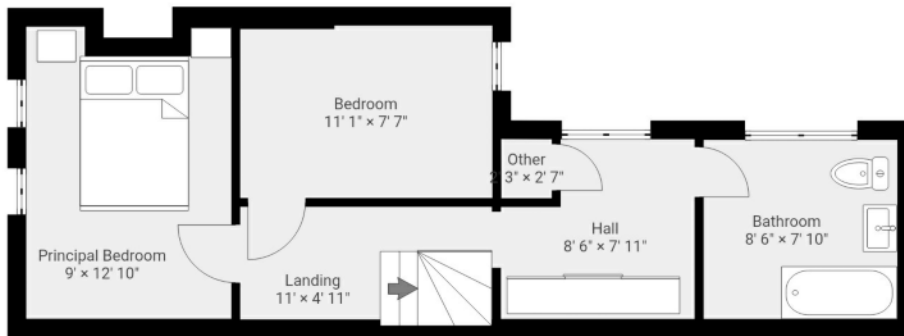
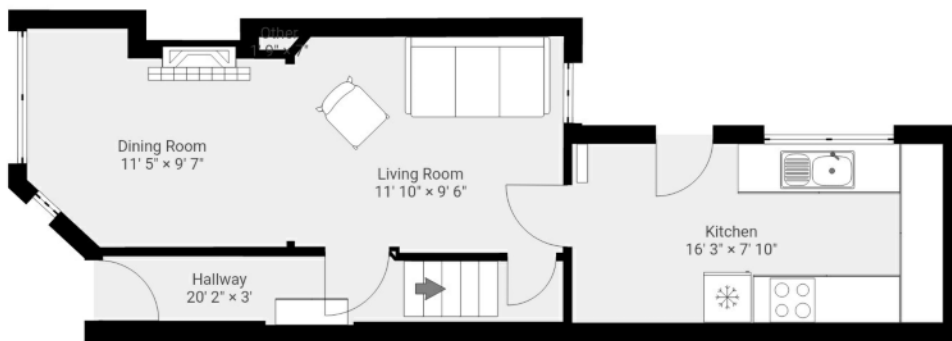
FRONT: Forecourt with mature shrubs.

REAR: Enclosed rear yard.

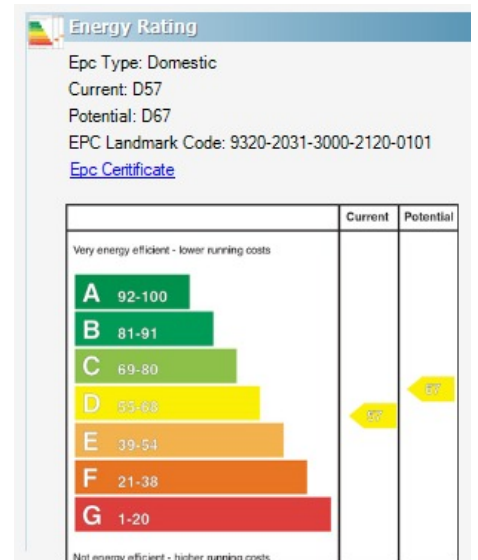


Location:

Travelling along Cregagh Road, turn left into Ardenlee Avenue and then first right into Willowholme Drive. Ardenlee Drive is your first left.



THIS FLOORPLAN IS PROVIDED AS AN ILLUSTRATION ONLY.



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