



## 53 Millar Street, Ravenhill Road, Belfast, BT6 8JZ

**Asking Price £195,000**

53 Millar Street is part of a small development of town houses, constructed approximately 20 years ago and offers excellent, well proportioned accommodation comprising, kitchen with casual dining area to the front and spacious lounge to the rear with sliding doors to enclosed patio area, whilst on the first floor there are three bedrooms and white bathroom suite. Outside there is parking to front with space for two cars side by side and an enclosed rear patio that captures the afternoon sun.

The area has been consistently popular with first time buyers as it provides easy access to the Ravenhill and Ormeau Roads with its array of shops cafes, restaurant's and entrainment facilities and as well as pleasant walks Ormeau Park and Cherryvale Playing Fields.

A superb home in a fantastic location.

- Mid Town Terrace
- Fitted Kitchen With Casual Dining Area
- White Bathroom Suite
- Double Glazing
- Enclosed Patio Area To Rear
- Three Bedrooms
- Lounge To The Rear With Access To Patio Area
- Oil Fired Central Heating
- Double Driveway With Ample Parking To Front
- Convenient Location

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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		68	75
EU Directive 2002/91/EC			



## Entrance



Hardwood front door to entrance hall.

## Modern Fitted Kitchen 14'8 x 8'8 (4.47m x 2.64m )



Full range of high and low level units, glazed cabinets, wood effect work tops, built in hob and under oven. stainless steel 1/ 4 bowl sink unit with mixer taps. Plumbed for washing machine. Tiled flooring. Built in storage. Spot-lights.



**Lounge 15'7 x 12'2 (4.75m x 3.71m)**



**Laminate flooring. Double glazed sliding doors to enclosed patio area.**



**First Floor**

**Bedroom One 15'4 x 9'2 (4.67m x 2.79m)**



(at widest points) Laminate flooring. Built in robe.



**Bedroom Two 11'1 x 8'9 (3.38m x 2.67m)**



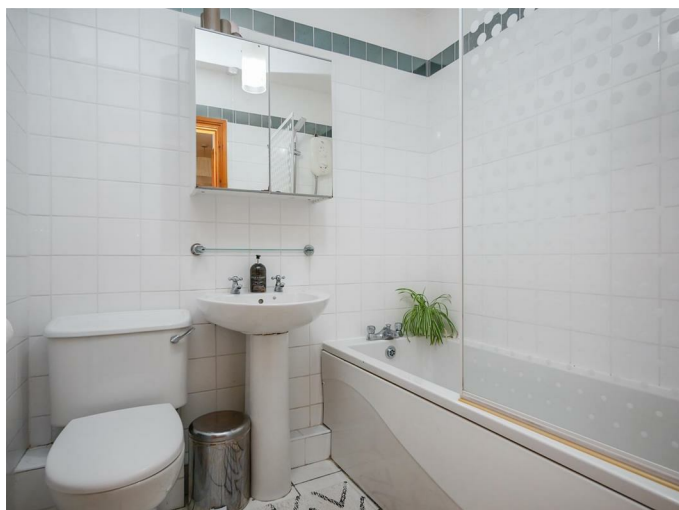
Laminate flooring. Built in robe.

### Bedroom Three 8'0 x 6'8 (2.44m x 2.03m)



Laminate flooring. Built in robe.

### White Bathroom Suite



Comprising panelled bath with mixer taps and shower above, pedestal wash hand basin, low flush w.c Part tiled walls. Tiled flooring.

### Landing

Hot press. Access to roof space.

### Outside Front

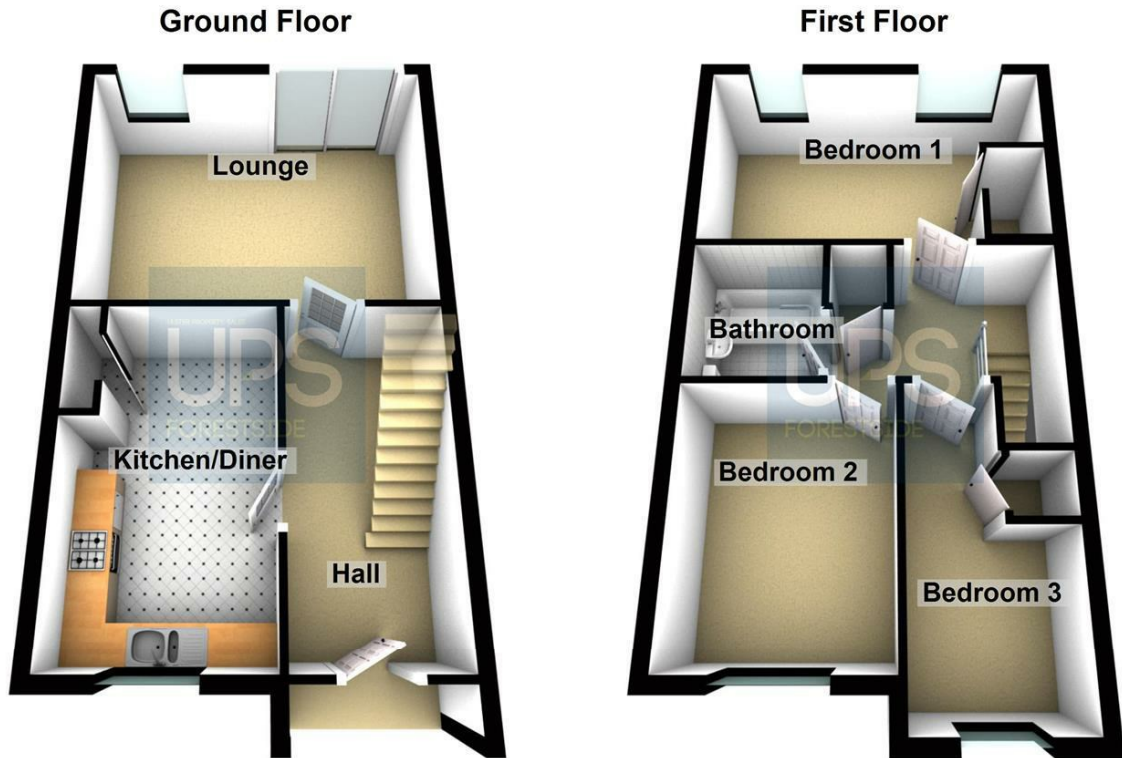
Double driveway with ample parking to the front.

### Outside Rear



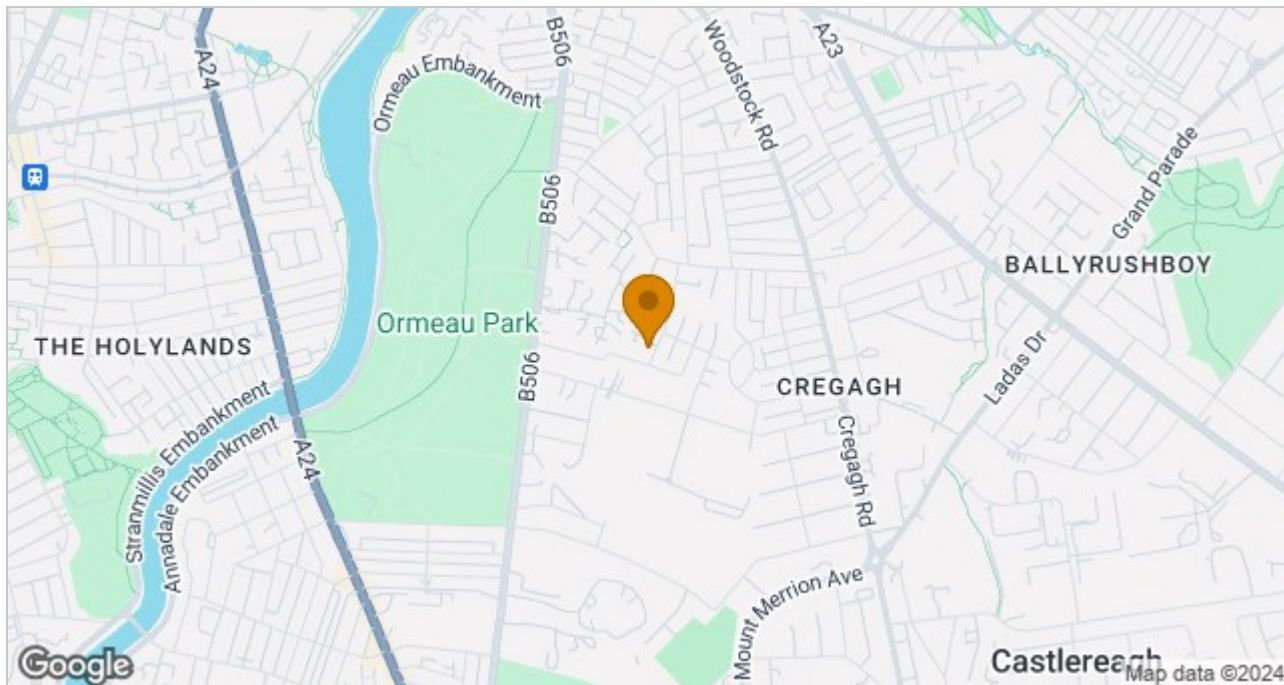
Enclosed rear patio area bordered by timber fencing. Pvc oil tank.

## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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