



LAVERY MITCHELL

CHARTERED SURVEYORS,
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686 Ravenhill Road, Belfast, Down, BT6 0BZ

Offers Over £299,950

- Three Storey Semi-Detached House with Period Features
- Adjacent to Cherryvale Playing Fields
- Excellent Location in the Ormeau/Ravenhill Area
- Gated Driveway with Off Street Parking
- Competitively Priced to Allow for Modernisation
- Open Living and Dining Area
- 4 Bedrooms and a Study
- 3 Bathrooms
- Oil Fired Central Heating
- Upvc Double Glazing Throughout

Lavery Mitchell are delighted to bring to the market this three storey semi-detached house, located on the desirable Ravenhill Road in Belfast. The property is adjacent to Cherryvale Playing Fields and in a prime location with close proximity to the local shops, cafes, restaurants and public parks. It also provides a perfect platform for those who require convenient access into and out of Belfast City centre, either on foot, bicycle or via bus routes on Ravenhill Road.

This property offers a fantastic opportunity for those seeking a new home in a vibrant neighbourhood. With an impressive size, this house provides ample space for you to create the perfect home. The location is ideal for those looking to be part of a bustling community while still enjoying the comforts of a peaceful residential area. Don't miss out on the chance to make this house your own and experience the best of Belfast living.

We would highly recommend immediate viewing as we don't anticipate this one sitting around for long.

Entrance Hall

5'2" x 11'0"



Living Room

14'8" x 12'10"



Kitchen

6'5" x 12'2"



The kitchen has a good range of high and low units with tiled floors and part tiled walls.

The property boasts a spacious living room, highlighted by a bay window that floods the space with natural light.

Dining Area

11'3" x 12'5"



The living room leads into the adjacent dining area, creating an open yet distinct space ideal for both everyday living and entertaining. The dining area boasts a fireplace that adds warmth and character to the room.

Ground Floor Bathroom
6'5" x 6'6"



The first floor, 3 piece bathroom suite includes a bath with an overhead shower. Tile flooring and part tiled walls.

Bedroom 1
14'8" x 14'0"



The first floor master bedroom includes a bay window that floods the space with natural light and also features a fireplace. This bedroom has also has an ensuite measuring 5'2" x 11'0".

Bedroom 2
8'2" x 11'0"



First floor, spacious bedroom.

First Floor Bathroom
6'5" x 7'5"



3 piece bathroom suite which includes a bath with an overhead shower. Tiled flooring and part tiled walls.

Bedroom 3
14'8" x 11'6"



Spacious, second floor bedroom to the front of the house.

Bedroom 4
8'2" x 11'0"



Enclosed Rear Yard



Second floor bedroom.

Study
6'5" x 7'5"



A good sized study on the second floor, at the rear of the house, currently fitted out with shelving.





Floor 1

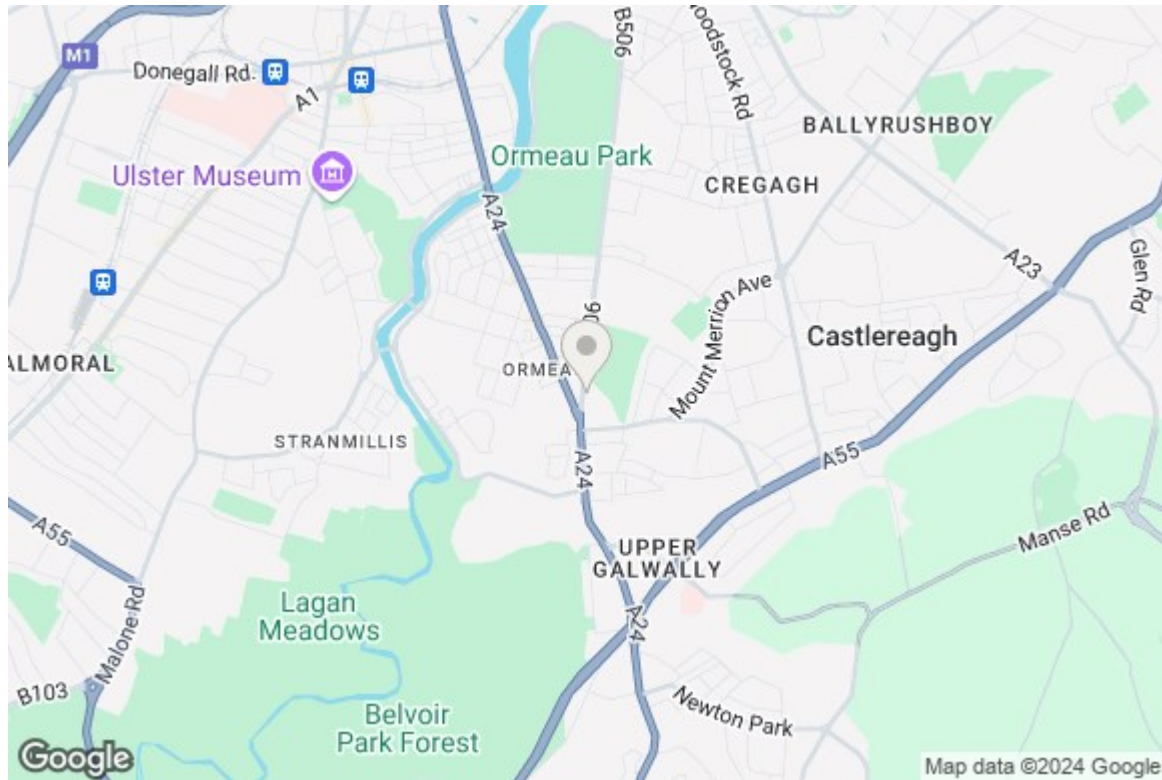


Floor 2



Floor 3

TOTAL: 1407 sq. ft
 FLOOR 1: 570 sq. ft, FLOOR 2: 498 sq. ft, FLOOR 3: 339 sq. ft
 EXCLUDED AREAS: LOW CEILING: 79 sq. ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		55
(39-54) E		
(21-38) F	17	
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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