



## 1 Watt Street, Ravenhill Avenue, Belfast, BT6 8JX

**Asking Price £137,500**

Watt Street is a quiet residential side street that runs just off Ravenhill Avenue. Conveniently positioned between the Ravenhill and Cregagh road, it offers residents easy access to Belfast City Centre, whilst having an abundance of facilities such as shops, schools, cafés and parks all within a few minutes walk of your front door.

The property itself is a beautiful red brick end terrace home that comprises of two bedrooms, two reception rooms, fitted kitchen and white bathroom suite on the first floor. In addition to this, the property also benefits from being positioned on a corner site with an attached garage and covered rear yard. With the property being serviced with oil fired central heating and upvc double glazing, this is a fantastic purchase for a first time buyer or investor who is looking for a property that requires little work but just adding you own personal touches.

- Red Brick End Terrace Home
- Two Reception Rooms
- White Bathroom Suite
- Oil Heating
- Convenient location within walking distance of Ormeau, Cregagh, Ravenhill & City centre
- Two Bedrooms
- Spacious Fitted Kitchen
- Attached Garage with Covered Rear Yard
- Double Glazed
- Chain Free Sale

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		EU Directive 2002/91/EC	

### Entrance

Glazed composite front door with fan light opens onto inner porch.

### Lounge 13'6" x 10'4" (4.12m x 3.15m)



### Dining Room 10'9" x 8'9" (3.29m x 2.69m)



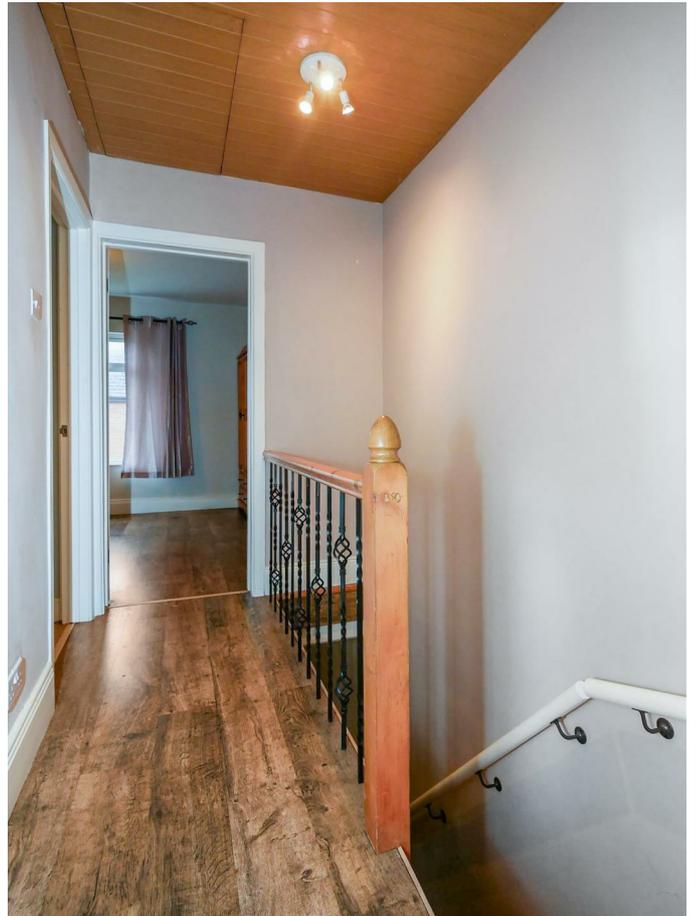
Tile effect vinyl flooring. Access to under stair storage.

### Fitted Kitchen 10'3" x 6'2" (3.14m x 1.90m)



Wooden fitted kitchen with a selection of upper and lower level units complete with formica worktops, stainless steel sink with drainer, integrated electric oven with ceramic hob and overhead extractor fan. Plumbed for washing machine. Part tiled walls and tiled effect vinyl flooring. Glazed upvc door opens onto enclosed rear yard.

### First Floor



Access to floored roof space complete with power and lighting via slingsby ladder.

**Bedroom 1 13'6" x 10'3" (4.12m x 3.13m)**



Spacious double bedroom with laminate flooring.

**Bedroom 2 8'11" x 7'9" (2.72m x 2.37m)**



**White Bathroom suite 12'1" x 6'2" (3.70m x 1.88m)**



White bathroom suite comprising of panelled corner bath unit, shower cubicle,

wash hand basin and low flush w.c. Upvc wall panelling with tile effect vinyl flooring. Access to hot press.

**Attached Garage 19'7" x 7'10" (5.99m x 2.39m)**

Access to power and lighting.

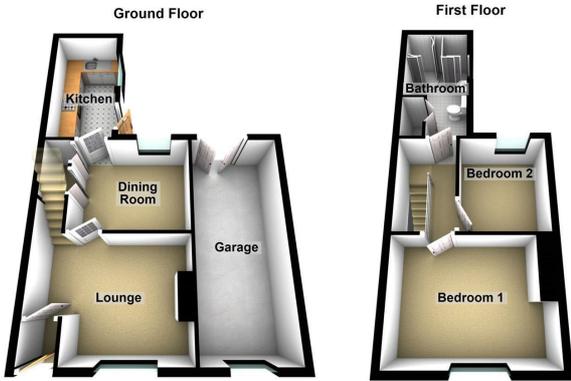
**Enclosed Rear Yard**



Enclosed rear yard with roof covering and up and over roller door.

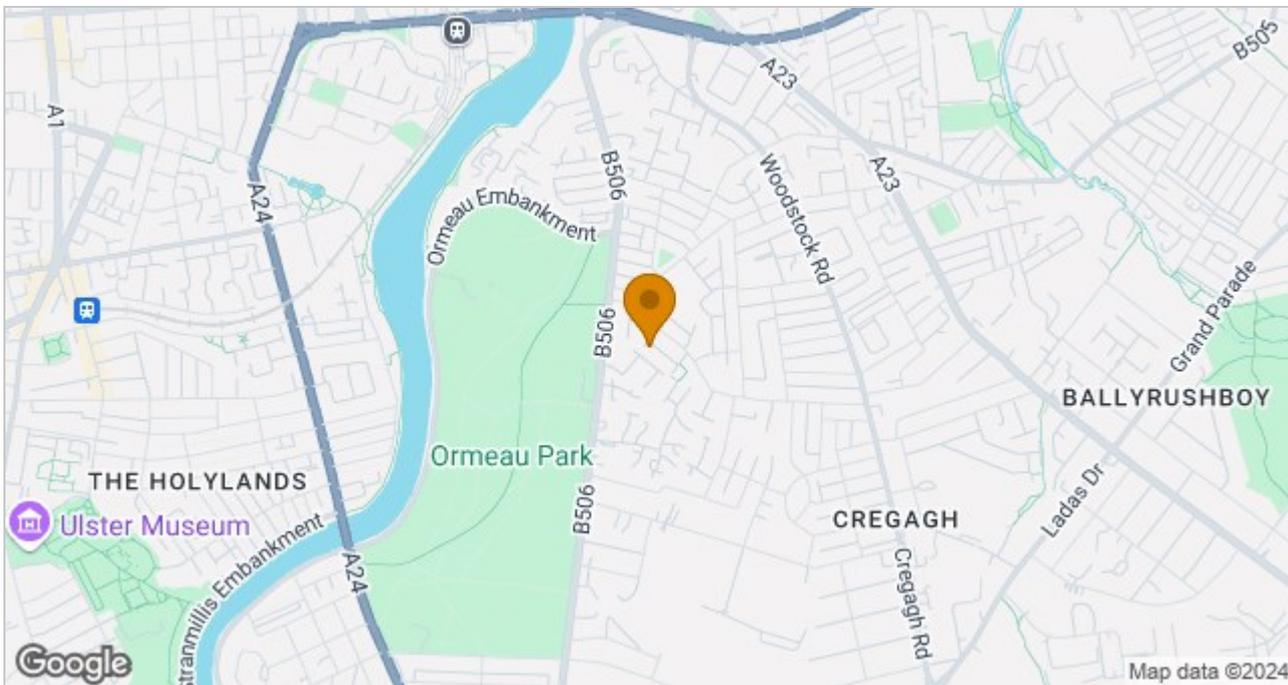


# Floor Plan



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



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