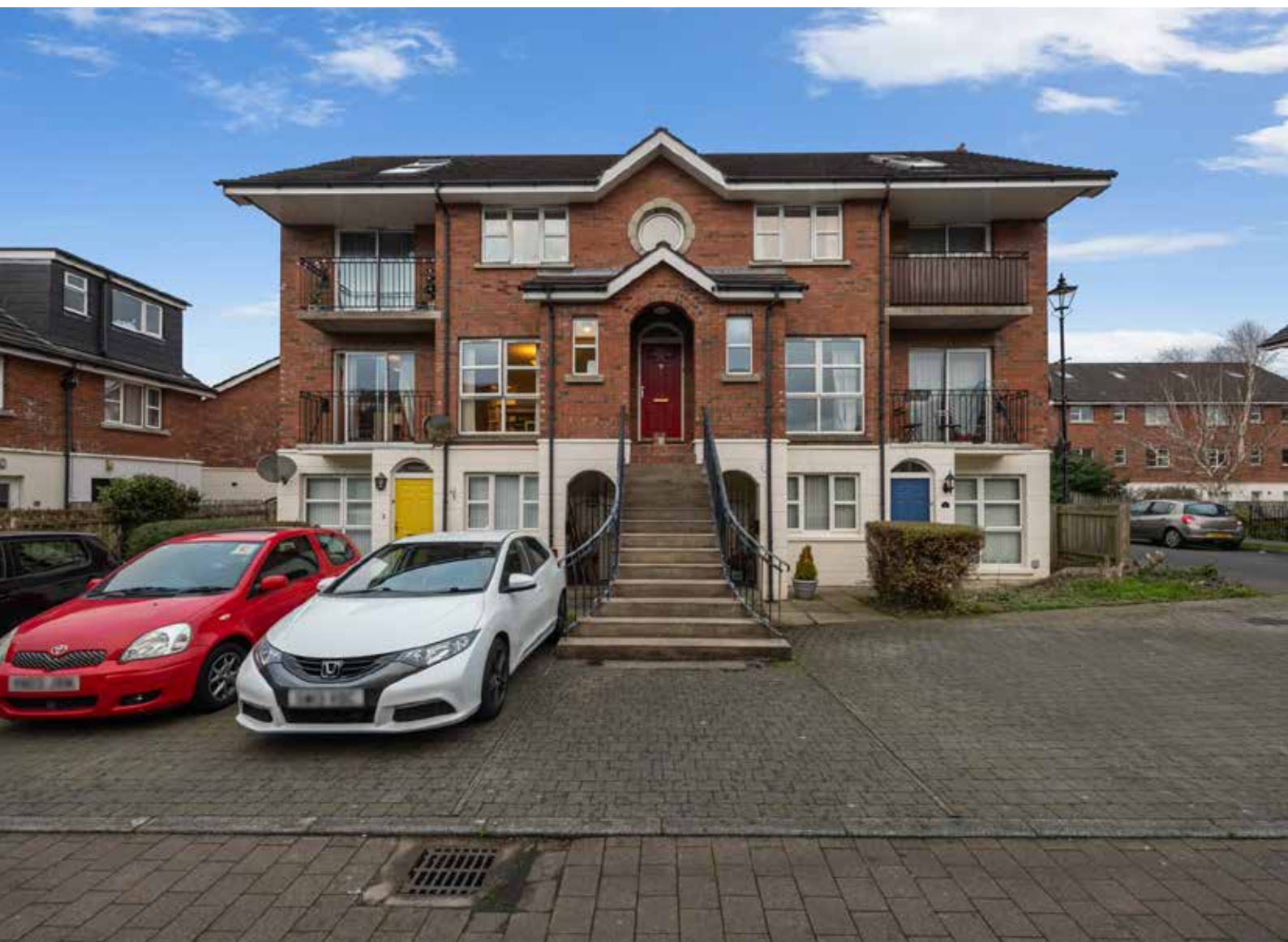


For Sale

Asking Price: £140,000

SimonBrien



6 Ardenlee Crescent,
Belfast, BT6 8QT

simonbrien.com

Description

Well-presented first floor apartment located in the ever popular Ardenlee Crescent development in South Belfast. The apartment benefits from an excellent location with the vibrant Ravenhill and Ormeau Roads within walking distance. Belfast City Centre is easily accessible by bus, car or even on foot.

Internally the property comprises of a bright and spacious living room with excellent dining area, kitchen, a well-appointed bathroom in white suite and two bedrooms. The property further benefits from economy 7 heating, Upvc double glazed windows and communal parking.

Sure to appeal to a range of potential purchasers, early viewing is advised to appreciate this fine apartment.

To arrange a viewing please contact our Lisburn Road Office on 028 90 66 8888.

Accommodation

Entrance Hall

Stairs up to communal front door.
Stairs to first floor.

Reception Hall

Hotpress, laminate wood floor, storage cupboard

Kitchen

9'1" x 8'2" (2.77m x 2.5m):
Laminate wood floor, range of high and low level units, stainless steel sink unit, under bench electric oven, 4 ring ceramic hob, extractor fan, plumbed for washing machine, space for fridge, part tiled walls



Living/Dining Room

13'11" x 13'9" (4.24m x 4.2m):
Laminate wood floor, understairs storage



Special Features & Services

- Well Presented First Floor Apartment In The Popular Ardenlee Crescent Development
- Excellent Location Just Off The Ravenhill Road
- Belfast City Centre Easily Accessible
- Bright And Spacious Living Room With Excellent Dining Area
- Modern Fitted Kitchen
- Two Bedrooms With Main Bedroom Having Access To Balcony
- Family Bathroom
- Economy 7 Heating
- Upvc Double Glazed Windows
- Good Storage Throughout
- Fantastic First Time Buy Or Investor Purchase
- Early Viewing Highly Recommended

Main Bedroom

12'9" x 9'10" (3.89m x 3m):
Laminate wood floor



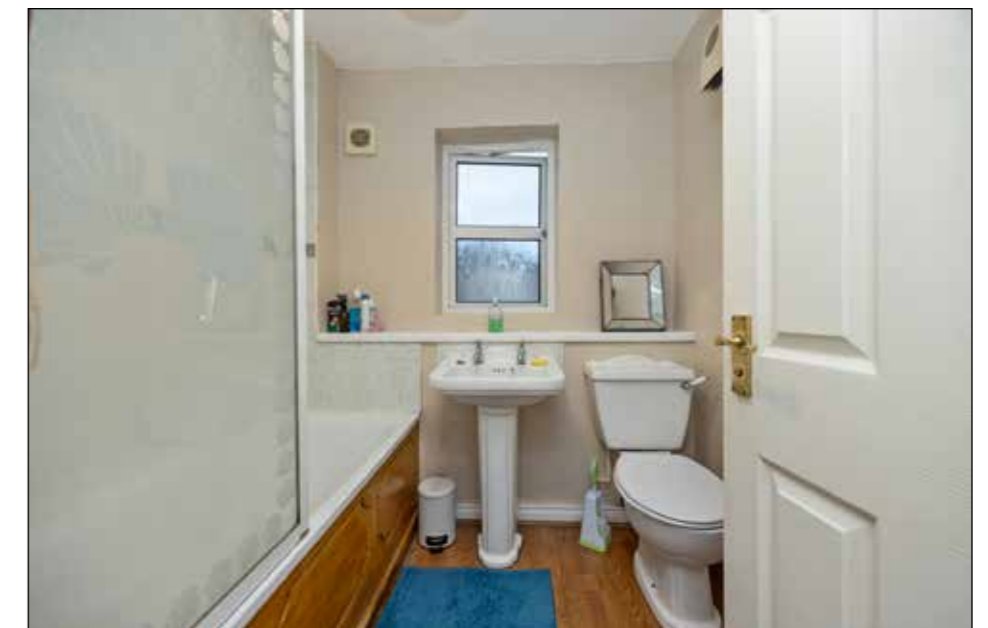
Bedroom 2

10'6" x 8'10" (3.2m x 2.7m):
Laminate wood floor, access to balcony



Bathroom

Laminate wood floor, low flush WC, pedestal wash hand basin, bath with part tiled walls and redring electric shower, extractor fan



NEGOTIATOR

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MORTGAGE ADVICE

For free independent advice on mortgages talk to

Crawford Mulholland

503 Lisburn Road, Belfast,

Co. Antrim, BT9 7EZ

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