


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	73
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

84 Ravenhill Avenue, Belfast, County Antrim, BT6

Asking Price: £219,950

 Reeds Rains

reedsrains.co.uk



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EPC Rating: D

A Stunning Three Storey Townhouse 10 Minute's Away From The City Centre.

### DESCRIPTION

We are delighted to welcome to the market this exceptional, four bedroom, three-storey townhouse situated in the highly regarded area of Ravenhill/Ormeau, in South Belfast.

The home has undergone extensive refurbishment, and has been finished to an extremely high standard throughout, leaving the very lucky purchaser with little to do but move in.

Being only a 10 minute drive from the City Centre, and only a short stroll from Ormeau Park and the bustling shops, cafe's & restaurants that run along the Ormeau Road, the location of the property is superb and will be sure to appeal to a wide variety of buyers. Other amenities such as Forestside Shopping Centre & Tesco Castlereagh are also only a few minute's drive away.

The ground floor comprises a welcoming entrance hall, a stunning open plan living & dining room with bay window, and a beautifully finished kitchen. Moving to the first floor, you will find two impressive double bedrooms and a modern bathroom with a three-piece white suite. The second floor provides two further bright double bedrooms. Externally, there is a gated garden to the front, and a generous rear yard. The property further benefits from PVC double glazing and gas fired central heating.

We would advise viewing at your earliest convenience to avoid missing out on all that this property has to offer.

### GROUND FLOOR

#### Entrance Hall

The welcoming entrance hall comprises a PVC front door, and a newly laid tiled floor.

#### Open Plan Living & Dining Room

11'5" x 10'5" (3.48m x 3.18m)  
A stunning open plan living and dining room with beautiful high ceilings, bay window, feature fireplace, exposed beam, and newly fitted laminate flooring. There are two separate storage cupboards in the living area, and there is also an under-stair storage cupboard.

#### Dining Room

11'3" x 10'6" (3.43m x 3.2m)

#### Kitchen

9'5" x 7'4" (2.87m x 2.24m)  
A beautifully finished kitchen with a good range of high and low level units, laminate flooring, 1.5 drainer with swan neck mixer tap, concealed extractor, neck mixer tap, and induction hob and oven. The kitchen has been beautifully finished with laminate flooring and partially tiled walls. It is also plumbed for a dishwasher and washing machine.

### FIRST FLOOR

#### Bedroom One

14'6" x 11'7" (4.42m x 3.53m)  
An excellent double bedroom with laminate flooring, feature fireplace with surround and an outlook to the front.

#### Bedroom Three

10'6" x 9' (3.2m x 2.74m)  
A double bedroom with two built in wardrobes, laminate flooring and an outlook to the rear.

#### Bathroom

8'2" x 5'5" (2.5m x 1.65m)  
A stunning bathroom with three piece suite, to include a low flush wc, wash hand basin with waterfall mixer tap and vanity unit, and a P-shaped bath with thermo-controlled telephone & waterfall shower heads. The bathroom has been fully tiled.

### SECOND FLOOR

#### Bedroom Two

14'6" x 11'7" (4.42m x 3.53m)  
Another impressive double room with laminate flooring and an outlook to the front.

#### Bedroom Four

10'7" x 8'11" (3.23m x 2.72m)  
A further double bedroom with carpet and velux window with an outlook to the rear.

### OUTSIDE

On the outside of the property, there is a gated front garden and a good sized rear yard which has just been fitted with contemporary fence panelling.

### CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds

For full EPC please contact the branch.

(Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents> To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause