


205 Ravenhill Road, Belfast, BT6

Asking Price: £264,950

 Reeds Rains

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An Exceptional Semi-Detached Home In The Highly Sought After Area, A Very Short Stroll Away From The Bustling Shops, Cafe's & Restaurants Along The Ormeau Road.

DESCRIPTION

We are delighted to welcome to the market this exceptional semi-detached home at the Ormeau end of the Ravenhill Road. Being so conveniently located, the bustling Ormeau Road is a two minute walk away. Ormeau Park is also a short stroll away, and local amenities such as Forestside Shopping Centre is only a few minute's drive away. The property is in the catchment area for many leading schools, including Aquinas & St. Joseph's which can be found directly facing the property.

The charming property offers modern accommodation throughout, with the ground floor offering a spacious family room with multi-fuel stove and a beautiful stained glass bay window. Furthermore, there is a separate dining room which is open plan to an excellent kitchen space with integrated appliances, and there are also patio doors leading to the private rear garden. The first floor of the home provides three very generous bedrooms and a stunning bathroom with a white three piece suite. There is also a Slingsby ladder to a floored roofspace.

Externally, there are beautiful front and rear gardens which have been laid in lawn with plants and shrubs. A gated driveway can also be found to the rear, as well as a mature magnolia tree.

Additionally, the home has had a new gas boiler installed, a full re-wire and new fascia & guttering fitted.

We expect extremely high levels of interest and would advise early viewing to avoid disappointment.

CUSTOMER DUE DILIGENCE

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

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 (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> 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.

GROUND FLOOR

Entrance Hall

A welcoming entrance hall with wall panelling, oak flooring and cornicing. There is an under-stair storage cupboard which has also been plumbed for the washing machine.

Living Room

13'9" x 11'2" (4.2m x 3.4m)

A beautiful living room with oak flooring, multi-fuel stove, cornicing and stained glass bay window.

Kitchen/Diner

16'10" x 14'10" (5.13m x 4.52m)

The dining area has oak flooring, a feature fireplace and patio doors leading to the rear garden. The kitchen has a tiled floor, and an excellent range of high and low level units, as well as integrated appliances to include a dishwasher, four ring gas hob and an electric oven. There is also a large single drainer with mixer tap, and an extractor hood.

FIRST FLOOR

Bedroom One

12'1" x 10'2" (3.68m x 3.1m)

A double bedroom with carpet and an outlook to the front.

Bedroom Two

10'11" x 9'9" (3.33m x 2.97m)

A double bedroom with carpet and an outlook to the rear.

Bedroom Three

6'11" x 6'5" (2.1m x 1.96m)

A good sized third bedroom with carpet and an outlook to the front.

Bathroom

6'11" x 6'11" (2.1m x 2.1m)

A stunning bathroom with a three piece suite to include a low flush wc, wash hand basin with mixer tap, and bath with two overhead waterfall shower heads. The bathroom has been beautifully finished with wall panelling and a tiled floor.

Landing

The bright landing has a large stained glass window, and offers access to the floored

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roofspace via Slingsby ladder.

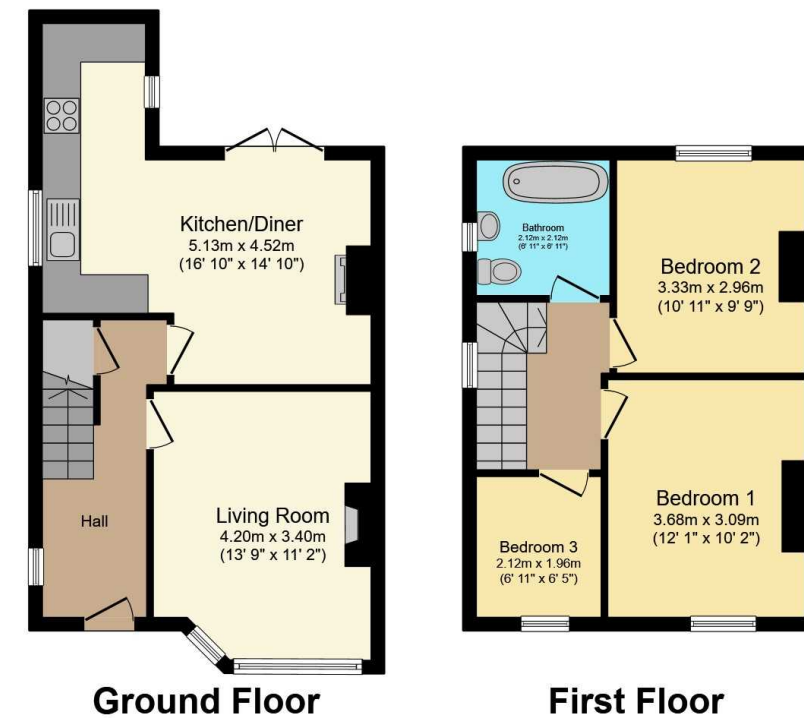
OUTSIDE

There is a beautifully maintained front garden with plants and shrubs, and side access to and from the rear garden. There is a driveway to the rear, as well as a very impressive and private rear garden. Due to the position of the home, both gardens are sun traps throughout the day, which makes them perfect for entertaining. There is also a shed, and an outside light and tap.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and



Total floor area 78.4 sq.m. (844 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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