



Constructed within recent years this excellent generous bay fronted semi detached home occupies a superb quiet situation tucked away off Ardenlee Avenue within this exclusive development. Whilst benefitting from this quiet location there are a host of amenities close by including shops, transport facilities and leading schools.

The property offers deceptively spacious accommodation that is finished to a high standard throughout which is further enhanced by the many fine features both internally and externally. Overall it is ideally suited to cater for all those modern day living requirements.

Rarely do properties within this sought after development come onto the open market and with all and more this excellent property has to offer in the way of location and accommodation it will have wide ranging appeal. Early viewing is highly recommended so as not to miss out.

Offers Over  
£385,000

4 Ardenlee Chase,  
Off Ardenlee Avenue,  
BELFAST,  
BT6 0AW

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Viewing by  
appointment  
through agent  
028 9066 3030



- Excellent Semi Detached Home in Superb Quiet Convenient Location
- Spacious Tiled Reception Hall
- Generous Lounge with Glass Stove & Walnut Flooring
- Large Luxury Fitted Kitchen with Extensive Built-in Appliances
- Open Plan to Bright Dining Area Leading to Garden
- Separate Good Sized Utility Room with WC Off
- 3 Well Proportioned First Floor Bedrooms / Principal with Luxury Ensuite Shower Room
- Good Sized Luxury Bathroom with White Suite & Separate Shower Cubicle
- High Standard of Finish with Many Fine Features Ideal for Modern Day Living
- Gas Fired Central Heating / uPVC Double Glazed / Alarm System
- Paved Parking to Front for Multiple Vehicles
- Good Sized Enclosed South Facing Private Rear Garden with Artificial Grass Area & Extensive Paved Patio
- Superb Quiet Situation Tucked Away off Ardenlee Avenue yet a Host of Amenities Close By
- With All & More it has to Offer it Will Have Wide Ranging Appeal

The Property Comprises:

Ground Floor

Hardwood front door to . . .

SPACIOUS RECEPTION HALL: Porcelain tiled floor.



LOUNGE: 17' 0" x 14' 6" (5.18m x 4.42m) (into bay at widest points). Glass fronted solid fuel wood burning stove with slate surround and hearth, walnut flooring, bay window.



LUXURY FITTED KITCHEN OPEN PLAN TO DINING AREA: 15' 10" x 15' 8" (4.83m x 4.78m) (at widest points). Extensive range of high and low level units, Blanco 1.5 bowl sink unit with drainer, granite work surfaces, four ring gas hob, stainless steel extractor fan, stainless steel oven, integrated fridge freezer, integrated dishwasher, granite splash back, built-in wine rack, matching porcelain tiled floor, uPVC double glazed door to outside.





UTILITY ROOM: 8' 3" x 5' 0" (2.51m x 1.52m) (at widest points). Range of matching units, Blanco single drainer stainless steel sink unit, work surfaces, plumbed for washing machine, vented for tumble dryer, splash back, matching porcelain tiled floor, uPVC double glazed door to outside, cupboard incorporating gas fired boiler, low voltage lights.



SEPARATE WC: Low flush wc, pedestal wash hand basin with splash back tiling, ceramic tiled floor, low voltage lights, extractor fan.

## First Floor

SPACIOUS LANDING: Large shelved linen cupboard, low voltage lights, access to roofspace.

PRINCIPAL BEDROOM: 12' 9" x 9' 0" (3.89m x 2.74m)

LUXURY GOOD SIZED ENSUITE SHOWER ROOM: Fully tiled shower cubicle with Triton electric shower, low flush wc, pedestal wash hand basin, ceramic tiled floor, fully tiled walls, low voltage lights, extractor fan, chrome heated towelrail.



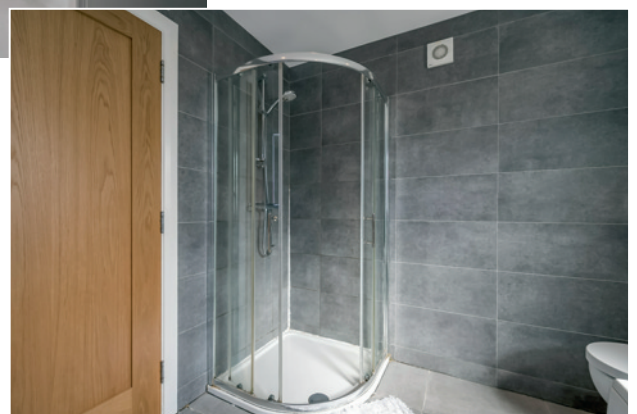
BEDROOM (2): 14' 5" x 9' 10" (4.39m x 3m) (into bay at widest points).



BEDROOM (3): 12' 2" x 11' 7" (3.71m x 3.53m) (at widest points).



LUXURY FULLY TILED BATHROOM: 8' 2" x 8' 1" (2.49m x 2.46m) White suite comprising panelled bath, low flush wc, vanity unit, fully tiled shower cubicle, ceramic tiled floor, fully tiled walls, chrome heated towel rail, low voltage lights, extractor fan.



## Outside

Approached by laneway off Ardenlee Avenue leading to paved parking for multiple vehicles to front. Good sized outh facing enclosed by boundary wall and timber fencing rear garden with artificial grass area and extensive paved sitting area. Outside tap and light. Side storage/bin area.



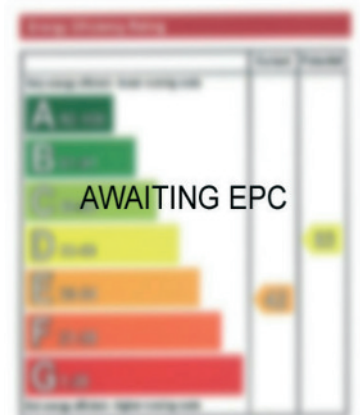


Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From Ravenhill Road head down Ardenlee Avenue and Ardenlee Chase is approximately 100 yards on the right.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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