



A detached family home in a prime residential location requiring major refurbishment and modernisation.

The accommodation comprises, on the ground floor three well proportioned reception rooms and a kitchen and large cloakroom/storage room. Upstairs are three good sized bedrooms and bathroom with separate wc.

Outside the extensive rear garden will have wide ranging appeal (approximately 180 foot long), oil fired boiler in boiler house and a garage with a detached wooden garage/store at the rear.

Offers Over  
£385,000

100 Ardenlee Avenue,  
Ravenhill Road,  
BELFAST,  
BT6 0AD

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Viewing by  
appointment  
through agent  
028 9066 3030



- Detached family home in prime residential location requiring major refurbishment & modernisation
- 3 separate reception rooms
- Kitchen with range of high & low level units
- 3 well proportioned bedrooms
- Bathroom & separate wc
- Oil fired central heating
- Extensive rear garden (approx 180 ft long)
- Convenient access to Belfast city centre, local schools & park
- Whilst requiring some vision potential purchasers will appreciate the superb opportunity this property provides
- Cash offers encouraged

The Property Comprises:

Ground Floor

Front door to . . .

ENTRANCE HALL:

LIVING ROOM: 15' 5" x 14' 9" (4.7m x 4.5m) Mahogany fireplace surround and mantle, tiled inset and open fire.



DINING ROOM: 15' 6" x 12' 3" (4.72m x 3.73m) Feature cast iron fireplace with tiled hearth.



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FAMILY ROOM: 17' 0" x 11' 5" (5.18m x 3.48m) Raised hearth with cast iron fireplace inset and brick surround with beam mantle.



KITCHEN: 22' 0" x 8' 0" (6.71m x 2.44m) Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing.



CLOAKROOM/STORE: 12' 5" x 6' 1" (3.78m x 1.85m)

First Floor

BEDROOM (1): 14' 5" x 12' 4" (4.39m x 3.76m)



BEDROOM (2): 14' 3" x 9' 8" (4.34m x 2.95m) Cast iron fireplace.



BEDROOM (3): 11' 0" x 10' 3" (3.35m x 3.12m)



BATHROOM: Panelled bath, pedestal wash hand basin, part tiled walls, thermostatically controlled shower unit.

SEPARATE WC: Low flush wc.



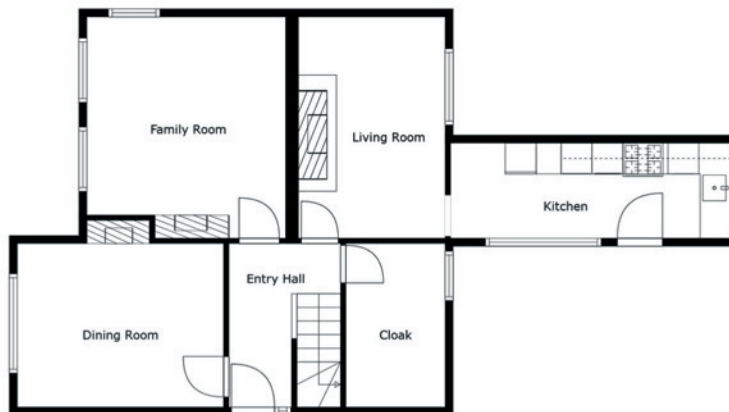
Outside

Enclosed yard area to rear with store housing oil fired boiler and detached wooden garage. Extensive rear garden approximately 180 ft long in lawn. Front garden in lawn with mature hedging to front.





Floor 2



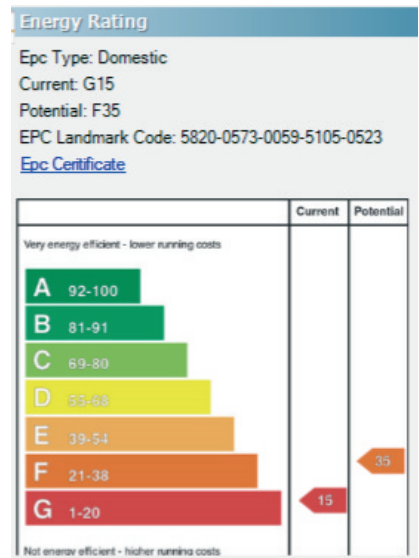
Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.

## Location:

Heading out of town on Ravenhill Road turn left into Ardenlee Avenue. Opposite Ormeau gold course.

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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