



## 53 Ravenhill Gardens, Ravenhill, Belfast, BT6 8GQ

**Asking Price £197,500**

Ravenhill gardens is just off the Ravenhill Road and offers convenience to the Ormeau Park, transport links into and out of Belfast as well as all the cafés and restaurants off the Ormeau Road.

The property itself has been renovated and modernised creating a modern, stylish home with little to do but add furniture. The accommodation comprises three bedrooms and contemporary bathroom suite with Matte black sanitary ware on the first floor, a lounge to the front with wood burning stove and a living / dining area with an open plan modern fitted kitchen on the ground floor.

Outside there is an easily maintained area to the front and enclosed, private south facing rear garden that captures the afternoon sun

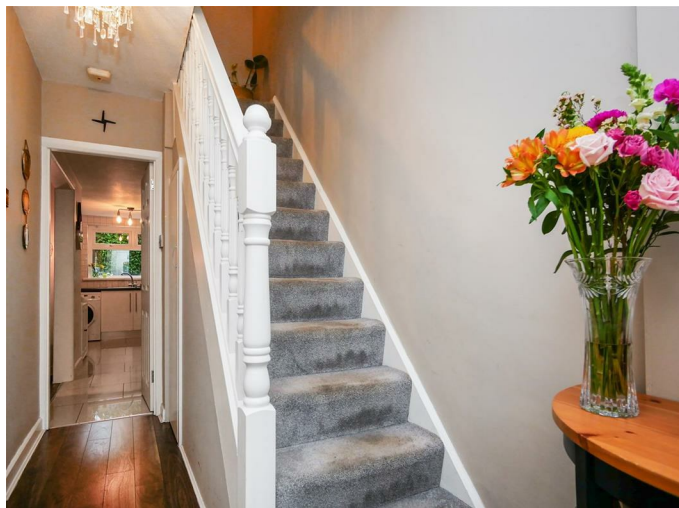
An excellent first time purchase in a fantastic location.

- Semi Detached Home
- Lounge To The Front With Wood Burning Stove
- Modern Fitted Kitchen
- Oil Heating
- Easily Maintained Area To Front
- Three Bedrooms
- Living / Dining Area To The Rear
- Contemporary White Bathroom Suite
- Double Glazing
- Enclosed Rear Garden / Patio

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	66
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

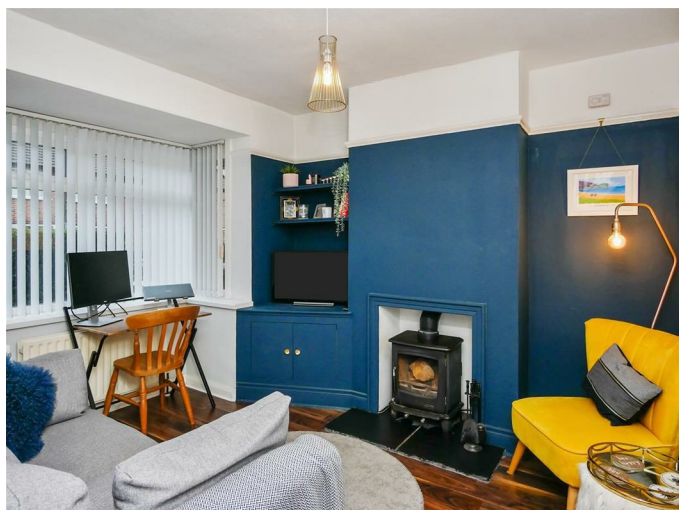
Northern Ireland EU Directive 2002/91/EC

## Entrance



Upvc glass panelled door to entrance hall. Wood effect laminate flooring. Under-stairs storage.

## Lounge 11'7 x 10'9 (3.53m x 3.28m)



Cast iron wood burning stove. Wooden effect laminate flooring.



Living Room 14'4 x 9'8 (4.37m x 2.95m)



Mahogany effect wooden flooring. Pvc patio doors.



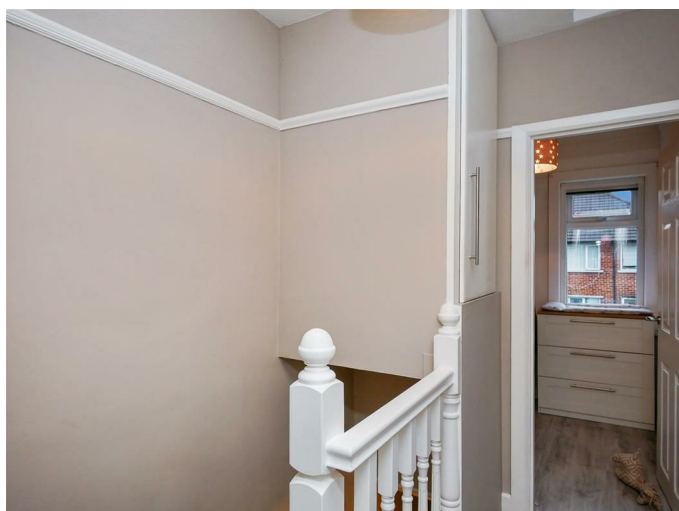
## Modern Fitted Kitchen 17'6 x 7'0 (5.33m x 2.13m)



(at widest points) Full range of high and low level units, built in hob and under oven, stainless steel overhead extractor fan, stainless steel sink with mixer taps, plumbed for washing machine. Formica work tops. Part tiled walls. Tiled flooring.



## First Floor



**Bedroom One 9'5 x 9'2 (2.87m x 2.79m)**



**Bedroom Two 10'1 x 8'2 (3.07m x 2.49m)**



**Laminate flooring. Built in robes.**

### Bedroom Three 6'5 x 6'6 (1.96m x 1.98m)

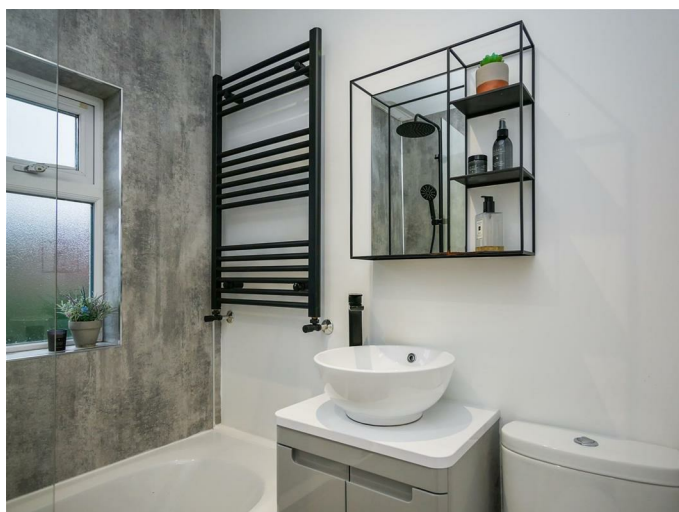


Laminate flooring.

### White Bathroom Suite



Comprising panelled bath with Matt black mixer taps and Redrng shower unit with drench head hand shower attachment, sink unit with Matt black mixer taps and storage below. Matt black heated towel rail. Spot-lights.



## Landing

Hot-press. Access to the roofspace.

## Outside Front



Easily maintained area to the front. Garden laid in lawn.

## Outside Rear



Rear garden laid in lawn that captures the afternoon and early evening sun, bordered by mature hedging and timber fencing.

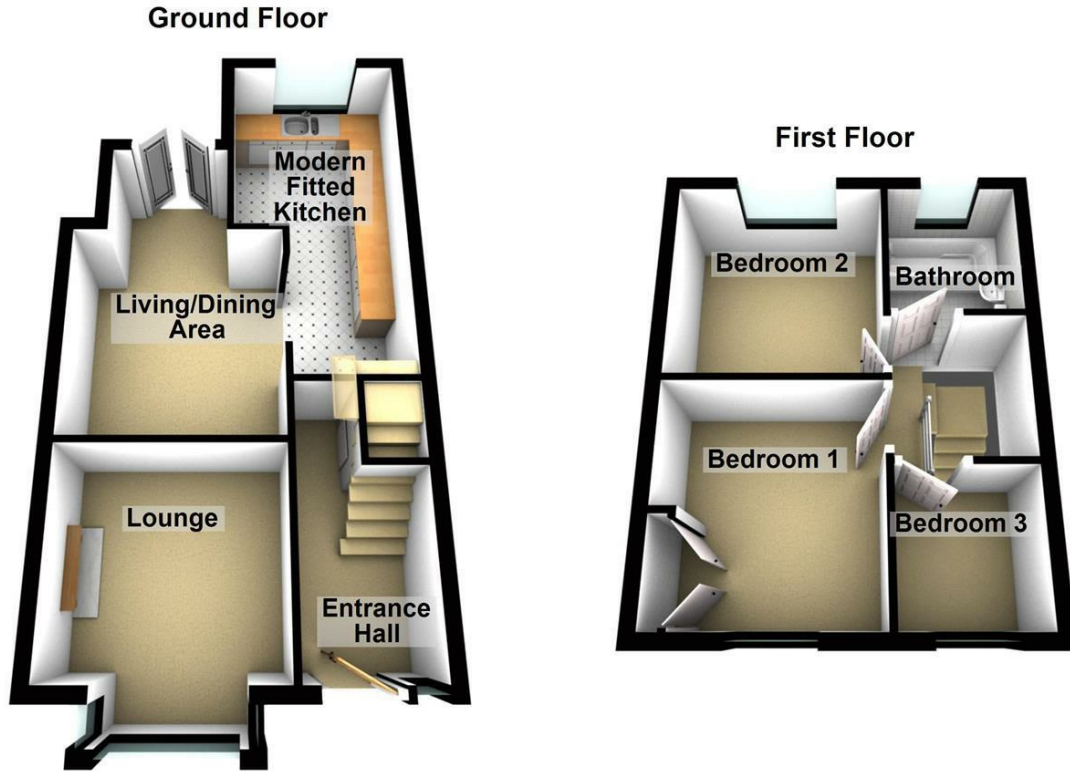
Storage facility.

Housed oil fired boiler.



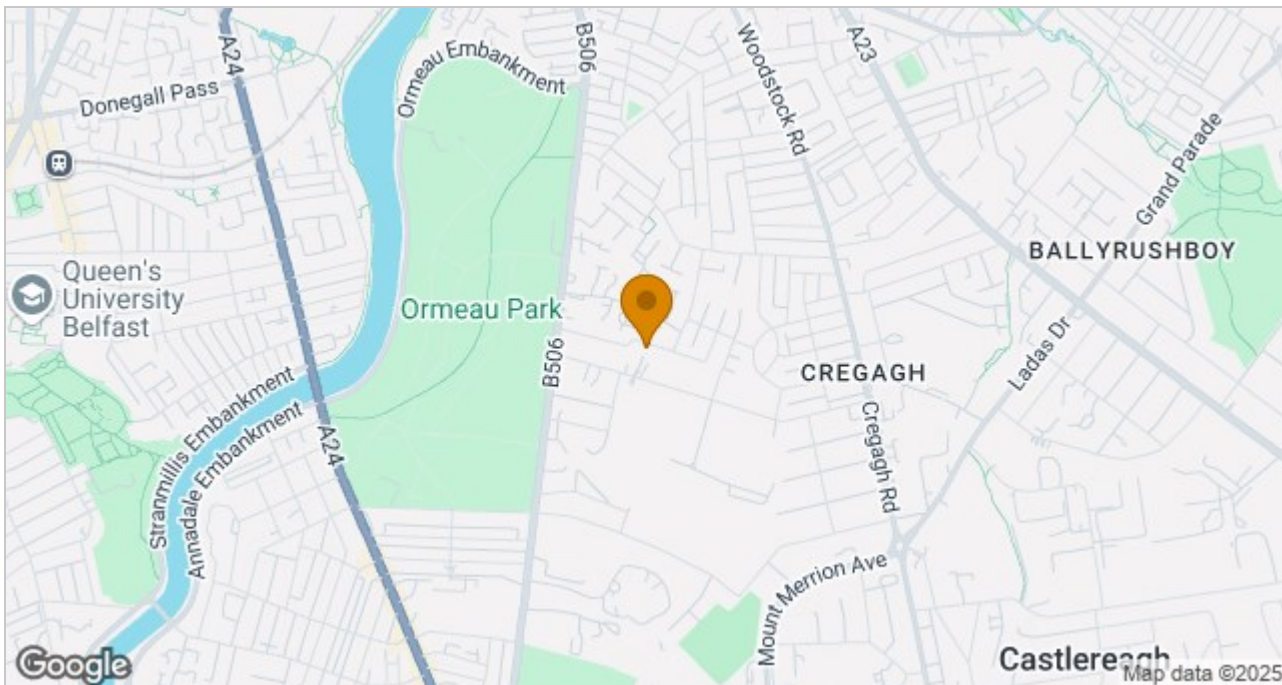


## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

## Area Map



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