

A spacious semi detached townhouse in a prime residential development off the Ravenhill Road at Ardenlee Green. Close to the green space of Ormeau Park and adjoining golf club. 15 minutes walk to the increasingly popular hub of the Ormeau Road, this large townhouse should have wide ranging appeal.

At entrance level, outside steps to first floor, the accommodation comprises a kitchen and separate living room with dining area. At second floor level there are three well proportioned bedrooms, one with an ensuite shower room, and a main bathroom. At ground floor level there are two additional bedrooms both with ensuite shower rooms and a separate utility room. In addition the property benefits from uPVC framed double glazed windows, oil fired central heating, parking space to front and small rear garden.

Offers Over
£215,000

4 Ardenlee Place,
Belfast,
BT6 8QS

Viewing by
appointment with
& through agent
028 9066 3030

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



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4 Ardenlee Place,
Belfast,
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Property Features

- Spacious Semi Detached Townhouse in Prime Residential Development
- Outside Entrance Steps to First Floor Level
- Entrance Hall with WC Facility
- Kitchen with Range of Built-in Units, Built-in Hob & Oven
- Living Room & Dining Area
- Second Floor Level with 3 Bedrooms, Principal Bedroom with Ensuite Shower Room
- Main Bathroom
- Ground Floor Level with 2 Bedrooms both with Ensuite Shower Rooms
- Utility Room with External Door to Front
- uPVC Framed Double Glazed Windows
- Oil Fired Central Heating
- Small Garden Area to Rear
- Parking Space to Front

Location:

Ravenhill Road heading out of town turn left opposite golf course into Ardenlee Green then left at T-junction, then third on the right hand side is Ardenlee Place.

Property Comprises

First Floor Level

ENTRANCE LEVEL: Outside steps to front door.

ENTRANCE HALL:

CLOAKROOM: Low flush wc, wash hand basin.

KITCHEN: 12' 4" x 10' 4" (3.76m x 3.15m) Good range of built-in high and low level units, built-in hob and oven, single drainer stainless steel sink unit with mixer tap, ceramic tiled floor.

LIVING ROOM WITH DINING AREA: 17' 7" x 17' 5" (5.36m x 5.31m)

Second Floor

PRINCIPAL BEDROOM: 12' 8" x 9' 6" (3.86m x 2.9m) Double built-in wardrobe.

ENSUITE BATHROOM: Panelled bath, low flush wc, pedestal wash hand basin.

BEDROOM (2): 11' 4" x 10' 4" (3.45m x 3.15m)

Ground Floor Level

UTILITY ROOM: 11' 8" x 6' 11" (3.56m x 2.11m) Range of built-in units, plumbed for washing machine, external door to outside.

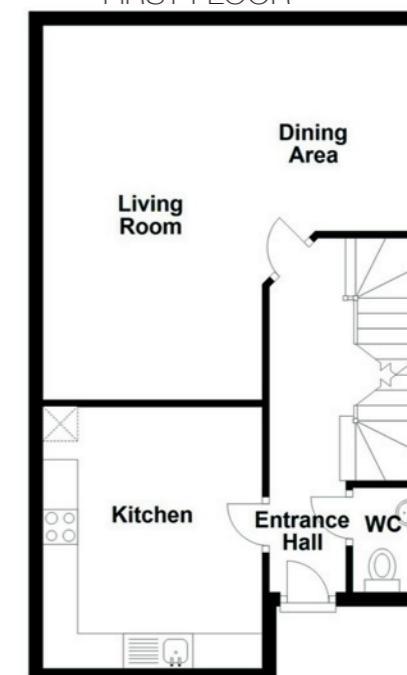
BEDROOM (4): 14' 11" x 10' 0" (4.55m x 3.05m)

ENSUITE SHOWER ROOM: Shower cubicle, pedestal wash hand basin, low flush wc.

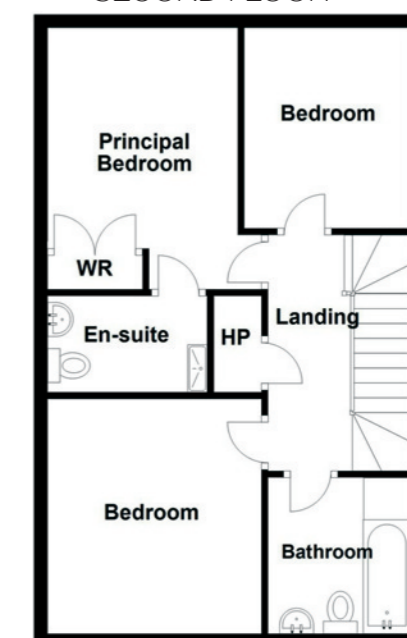
BEDROOM (5): 13' 11" x 9' 8" (4.24m x 2.95m) Sliding patio door to small rear garden.

ENSUITE SHOWER ROOM: Shower cubicle, pedestal wash hand basin, low flush wc.

FIRST FLOOR



SECOND FLOOR



BASEMENT

