



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

15 Ardenlee Parade | Belfast, BT6 0AL
OFFERS AROUND £265,000

Scan for Property Details
and to Arrange a Viewing



johnminnis.co.uk  



Offers Around £265,000
Semi Detached
3 Bedrooms
1 Reception



Property Features

- Attractive Bay Fronted Three Bedroom Semi-Detached Property Ideally Positioned Between the Ravenhill Road and Cregagh Road in South East Belfast
- Retaining Many Highly Sought After Original Features Throughout
- Three Well Appointed Bedrooms
- Separate Living Room with Bay Window
- Lounge / Dining Room with Outlook to Private Mature Rear Garden
- Fitted Kitchen with Ample Casual Dining Space and Excellent Potential for Extension Subject to Usual Planning Consents
- Fitted Bathroom with White Suite
- Floored Roofspace Providing Excellent Additional Storage Facilities
- Fully Tarmac Driveway with Ample Private Off-Street Parking and Enclosed Corner Garden
- Extensive Enclosed Private Rear Garden with Southerly Aspect and Access to a Detached Garage
- Gas Fired Central Heating
- UPVC Double Glazing
- Ideally Suited to the First Time Buyer, Young Family and Young Professional Alike
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast

Accommodation

Ground Floor

Entrance Porch

Reception Hall

Living Room
14'4" x 10'7"

Living/Dining Room
16'8" x 14'

Kitchen/Diner
14'8" x 10'1"

First Floor

Landing

Family Bathroom

Bedroom One
11' x 10'

Bedroom Two
11'1" x 9'5"

Bedroom Three
7'3" x 7'2"

Staircase Leading To
Floored Roof Space
15' x 10'5"

Outside

Enclosed Front
Garden

Detached Garage

Extensive Enclosed
Private Rear Garden

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk



We are delighted to bring to the market this charming three-bedroom semi-detached property located between the Cregagh Road and Ravenhill Road in South East Belfast. The location offers ease of access for the city commuter and is within close proximity to the vibrant village of Ormeau and within striking distance of a range of local amenities including many popular restaurants and boutiques. The property lies within the catchment area to a range of the Country's most prestigious schools.

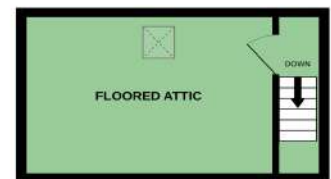
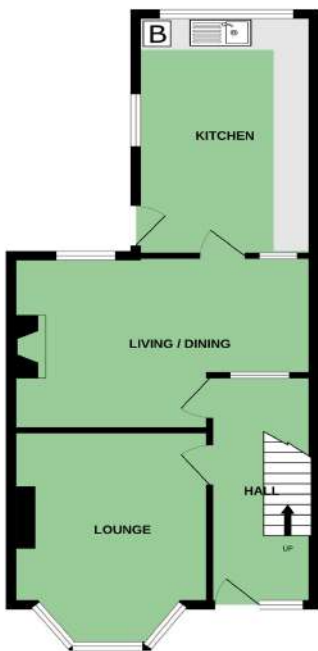
Comprising of: Hallway with under stairs storage, separate living room with bay window, lounge / dining room with outlook to rear, fitted kitchen with ample space for casual dining, three well-proportioned bedrooms and a family bathroom with white suite. The property further benefits from gas fired central heating, UPVC double glazing, a floored roofspace, tarmac driveway with private off street parking and an extensive enclosed mature rear garden with southerly aspect.

With generously proportioned rooms, bright accommodation throughout, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

GROUND FLOOR

1ST FLOOR

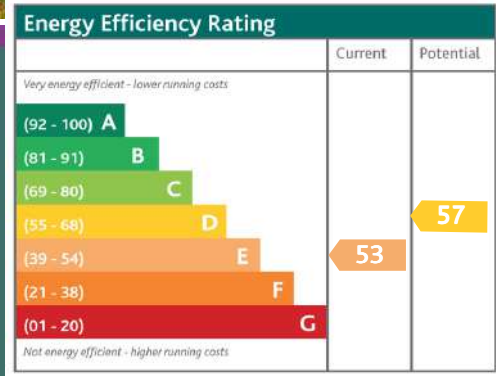
2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Directions

Coming up the Cregagh Road from roundabout turn left on to Ardenlee Parade, number 15 is located on the right hand side.



Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

Awards & Recognition



Join Our Mailing List

Keep up to date with the latest news and property listings. Contact us or join our mailing list.



THE SUNDAY TIMES
THE IRISH TIMES

John Minnis Belfast
7 Library Court
404 Upper Newtownards Road
Belfast
BT4 3GE
T: 028 9065 3333



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS