



4 Ardenlee Place, Belfast, BT6 8QS
Offers Around £199,950

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RESIDENTIAL

This impressive five-bedroom townhouse is located in the popular Ardenlee development just off Ravenhill Road. Centrally located, this property is sure to appeal to a wide variety of purchasers. Internally the property comprises on the ground floor of utility room and two double bedrooms, both with ensuite. On the first floor the property offers a well-proportioned kitchen with lounge open to L-shaped dining area. A family bathroom plus a further three bedrooms are offered on the second floor, one with ensuite. This expansive property offers modern living with access to a range of local amenities on the Ravenhill Road, the restaurants, shops and pubs of the Ormeau Road and Ormeau Park and leading schools all within walking distance. With access to main arterial routes and excellent public transport links into the City Centre, this property will appeal to first time buyers and investors alike.

**FIRST FLOOR
ENTRANCE HALL**

Maple effect flooring.

W.C.

W.C., wash hand basin.

KITCHEN

12'6" x 10'0"

Full range of high and low-level oak units, formica work surfaces, single drainer stainless steel sink unit, plumbed for dishwasher.

LOUNGE at widest

17'4" x 16'7"

Maple effect flooring. Full length feature window.

**GROUND FLOOR
UTILITY ROOM**

11'6" X 6'8"

Single drainer stainless steel sink unit, range of low level units, plumbed for washing machine.



BEDROOM 4

13'9" x 9'5"

Maple effect flooring. Patio doors leading to rear garden.

Ensuite: low flush w.c., wash hand basin, Gainsborough electric shower, tiled walls.

BEDROOM 5

11'5" x 10'0"

Ensuite: low flush w.c. wash hand basin, shower, fully tiled walls, extractor fan.

SECOND FLOOR

BEDROOM 1

10'5" x 9'5"

Double built in robes.

Ensuite: Redring electric shower, low flush w.c., pedestal wash hand basin, splash back tiling.

BEDROOM 2

10'2" x 10'1"

Maple effect flooring.

BEDROOM 3

9'6" x 7'6"

FAMILY BATHROOM

Low flush w.c., panelled bath with Triton electric shower over, pedestal wash hand basin, splash back tiling, extractor fan.





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