



## 14 Chesham Grove, Ravenhill, Belfast, BT6 8GU

**Asking Price £192,500**

Chesham Grove is in a quiet cul de sac that can be accessed off Ardenlee Avenue or Ravenhill Avenue and offers convenience to the Cregagh, Ravenhill and Ormeau Roads with superb transport links into and out of Belfast.

The property is itself finished and presented to an exceptional standard throughout comprising lounge and modern fitted kitchen on the ground floor with two good sized rooms and a contemporary shower suite on first floor.

In addition the property benefits from a gas heating system, double glazing and enclosed rear gardens laid in lawns.

An excellent first time purchase!

- Semi Detached Home
- Spacious Lounge
- Contemporary White Shower Suite
- Double Glazing
- Cul De Sac Location
- Two Good Sized Bedrooms
- Modern Fitted Kitchen
- Gas Heating
- Enclosed Rear Garden
- Excellent First Time Purchase

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	76
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC



### The Accommodation Comprises



Pvc glass panelled front door to entrance hall. Laminate flooring in herringbone style, under stairs storage.

### Lounge 15'3 x 9'9 (4.65m x 2.97m)



Laminate flooring in herringbone style.

### Shaker Style Kitchen 9'4 x 9'1 (2.84m x 2.77m)



Full range of high and low level units, built in 4 ring hob, under oven, stainless steel overhead extractor fan, single drainer 1 1/4 bowl sink unit with mixer taps, slim line dishwasher, fridge freezer. Breakfast bar.

### First Floor

### Bedroom One 15;5 x 9'7 (4.57m;1.52m x 2.92m)



Access to the roofspace.

### Bedroom Two 9'3 x 8'1 (2.82m x 2.46m)



(at widest points)

### White Shower Suite



Chrome shower unit comprising walk in shower cubicle with marble effect tiling, chrome shower unit with hand shower, wash hand basin with mixer taps and storage below, vanity mirror above, low flush w.c Heated chrome towel rail.

### Outside Front

Flagged area to front.

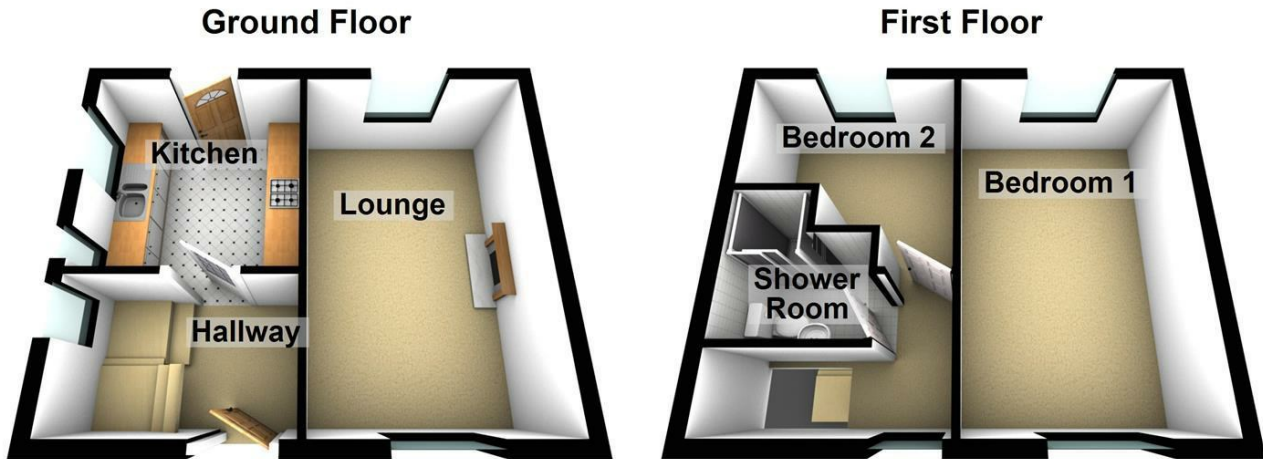
## Outside Rear



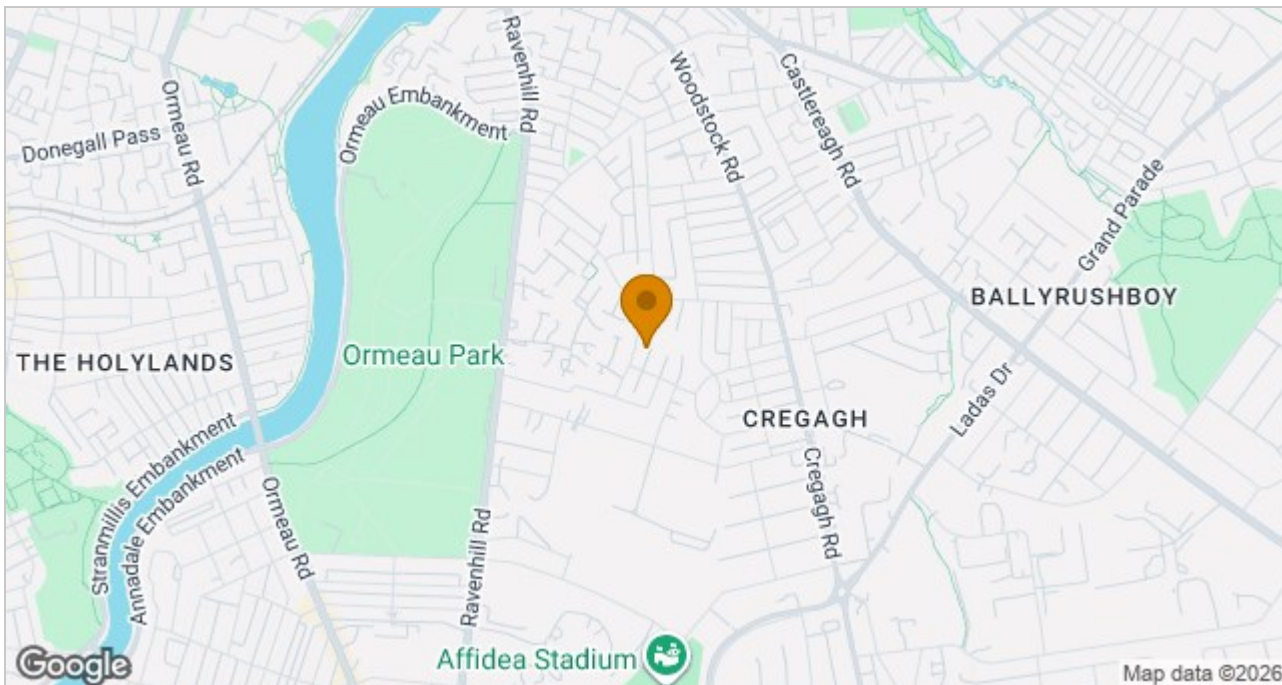
Enclosed patio and garden area to the rear, bordered by timber fencing.



## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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