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NETWORK STRENGTH – LOCAL KNOWLEDGE

1 Chesham Gardens, Off Ardenlee Avenue, Belfast, BT6 8GX

Asking Price £209,950

Situated in the highly convenient location of Chesham Gardens, just off Ardenlee Avenue and directly opposite the entrance to Pirrie Park, this beautifully extended and modernised home offers stylish, contemporary accommodation with little left to do but move in and make it your own.

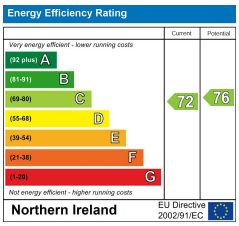
The property is ideally positioned for easy access to the Cregagh, Ravenhill and Ormeau Roads, all renowned for their excellent selection of cafés, restaurants and local amenities, while Belfast city centre and beyond are readily accessible via a range of transport links.

Internally, the ground floor comprises a welcoming lounge, an impressive extended dining room and a modern fitted kitchen. Upstairs, the accommodation has been thoughtfully reconfigured to provide two bedrooms, with two of the original bedrooms combined to create a superbly proportioned principal bedroom.

Externally, the property benefits from a tarmac driveway providing ample off-street parking, with provision already in place for an electric vehicle charging point. There is also an enclosed patio area to the rear, providing a space for relaxing or entertaining.

An excellent opportunity for a first-time buyer seeking a stylish, modern home in a popular and convenient location.

- Extended Semi Detached Home
- Two Reception Rooms
- Contemporary Bathroom Suite
- Double Glazing
- Enclosed Patio Area To Rear
- Two Good Sized Bedrooms
- Modern Fitted Kitchen
- Gas Heating
- Driveway With Ample Parking
- Excellent First Time Purchase



The Accommodation Comprises

Front door to entrance hall. Laminate flooring. Understairs storage.

Spacious Lounge 15'7 x 10'0 (4.75m x 3.05m)

Hole in the wall fireplace. with wooden mantle. Laminate flooring.
Access to dining room

Extended Dining 9'5 x 9'1 (2.87m x 2.77m)

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

Range of high and low level built-in units, glazed cabinets, Built-in four ring hob and under oven. Single drainer stainless steel sink unit with mixer taps, integrated dishwasher, tiled floor, spotlights.

First Floor

Bedroom One 15'7 x 10'1 (4.75m x 3.07m)

At widest points.

Bedroom Two 9'0 x 7'4 (2.74m x 2.24m)

White Bathroom Suite

White bathroom suite comprising panelled bath with mixer taps and shower unit above with drench head and hand shower attachment, low flush w/c, heated chrome towel rail, tiled walls, spotlights.

Landing

Access to roof space.

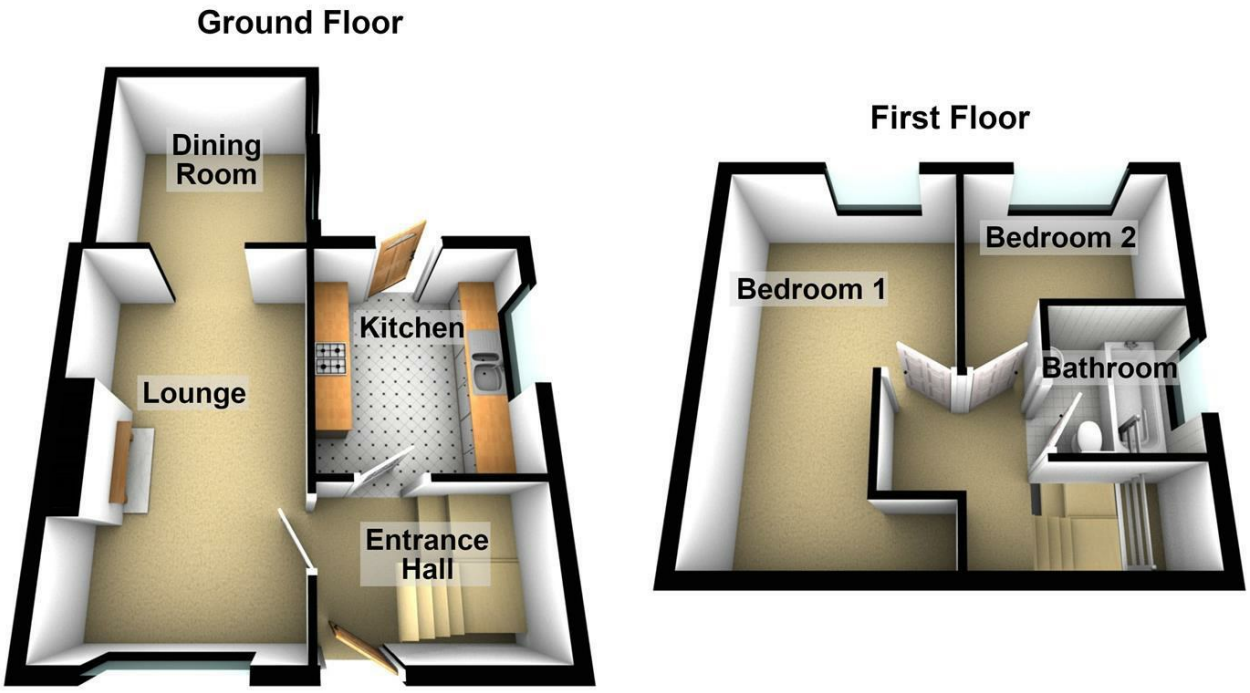
Outside Front

Property positioned on a corner site, easily maintained area to front bordered by brick wall. Driveway to the side with ample parking, wired for Electric Car charging point.

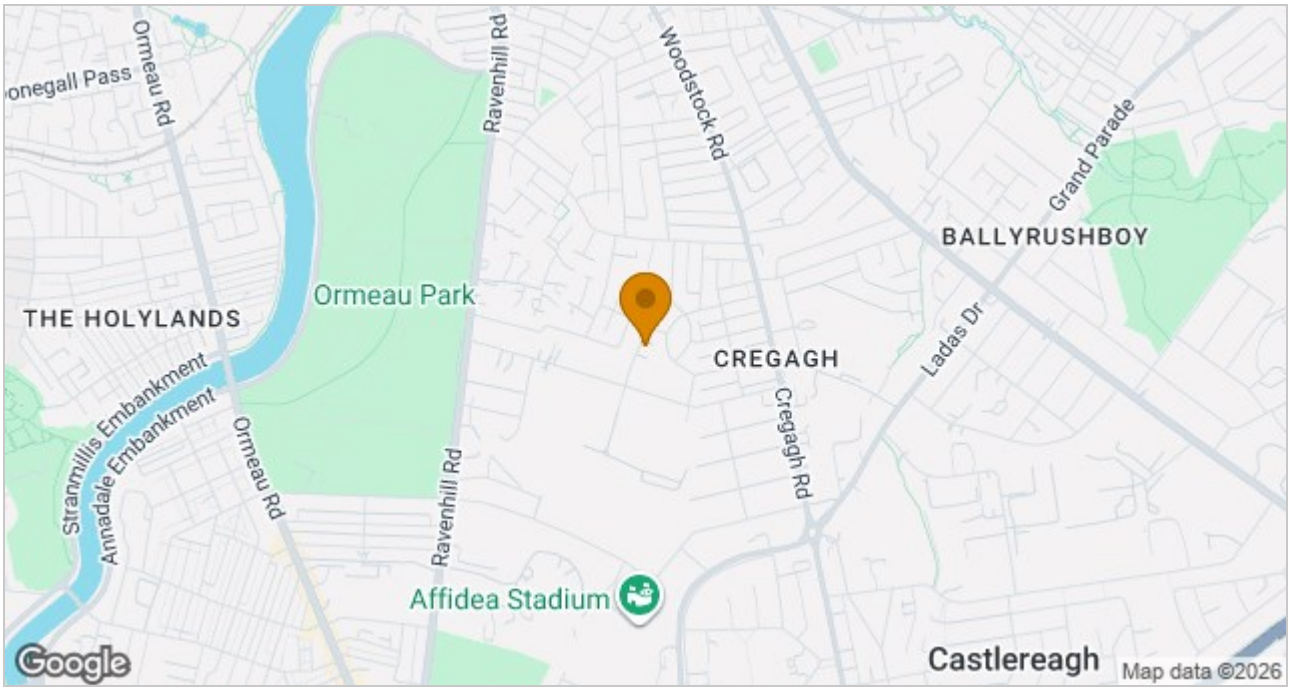
Outside Rear

From the kitchen access is provided to a patio area with further access to an additional area to the rear of the dining room. Wooden storage shed.

Floor Plan



Area Map



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