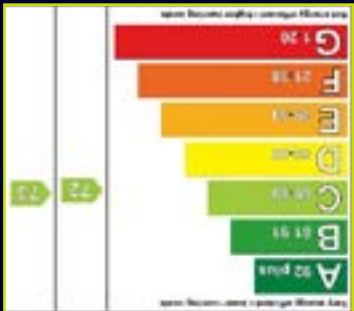


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ENERGY PERFORMANCE CERTIFICATE



LOCATION MAP

12 Old Coach Avenue
Belfast BT9 5PY



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Asking Price
£625,000
Telephone 028 9030 8855
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FLOORPLAN Not To Scale





COMPRISES

Ground Floor

RECEPTION HALL: Solid oak wooden floor, cloakroom, cornicing, pvc front door

LOUNGE: 17' 5" x 13' 7" (5.31m x 4.14m) Adam style fireplace (gas) with mahogany surround and marble inset, double doors

DINING ROOM: 13' 3" x 10' 7" (4.04m x 3.23m) Wood strip flooring, cornicing

OFFICE / STUDY: 13' 6" x 10' 4" (4.11m x 3.15m) Wood strip flooring, built in office furniture

OPEN PLAN KITCHEN / LIVING / DINING: 31' 10" x 24' 1" (9.7m x 7.34m) Stunning range of high and low level solid Oak units with granite work surfaces, chrome handles, wine rack, display cabinet, feature island, 1.5 bowl stainless sink, Rangemaster 6 ring gas hob with chrome extractor fan over, space for American style fridge freezer, partly tiled walls, polished ceramic tiled floor, gas fire with granite inset and hearth, doors to rear garden

UTILITY ROOM: 8' 5" x 6' 5" (2.57m x 1.96m) Range of high and low level units, stainless steel sink unit, partly tiled walls, tiled floor, plumbed for washing machine

MASTER BEDROOM 1: 15' 7" x 13' 6" (4.75m x 4.11m) Built in furniture to include double robes and drawers

ENSUITE SHOWER ROOM: Fully tiled shower cubicle, low flush w.c, pedestal wash hand basin, heated chrome towel radiator

BEDROOM (2): 14' 11" x 12' 11" (4.55m x 3.94m) Double mirror robes

ENSUITE SHOWER ROOM: Shower cubicle, low flush w.c, pedestal wash hand basin, tiled floor and walls

Ground Floor Continued...

BEDROOM (3): 15' 9" x 15' 2" (4.8m x 4.62m) Sliding doors to patio

ENSUITE SHOWER ROOM:

BEDROOM (4): 11' 0" x 10' 4" (3.35m x 3.15m)

ENSUITE SHOWER ROOM: Tiled shower cubicle, wash hand basin with vanity unit, low flush w.c, partly tiled walls, tiled floor

BATHROOM: Feature corner bath, pedestal wash hand basin, low flush w.c, fully tiled shower cubicle, ceramic tiled floor, Velux window

First Floor

LANDING: Velux window

BEDROOM (5): 26' 8" x 11' 7" (8.13m x 3.53m)

BEDROOM (6): 18' 5" x 10' 5" (5.61m x 3.18m) Range of furniture including robes, drawers and shelving

BATHROOM: Fully tiled shower cubicle, corner bath, low flush w.c, pedestal wash hand basin, fully tiled walls and floor

Outside

INTEGRAL DOUBLE GARAGE: 20' 0" x 18' 2" (6.1m x 5.54m) Roller door, light and power

Brick paviour driveway parking for several cars.

Extensive mature front and rear gardens laid in lawn with trees, shrubs and plants.

Rear patio and covered courtyard.

KEY FEATURES

- Stunning Detached Family Home Extending To C. 3,700 Sq Ft
- Private And Mature Site Extending To C. 0.3 Acres
- Perfect Cul-De-Sac Position
- Ease Of Access To Many Leading Schools, Main Arterial Routes And Local Amenities
- Grand Reception Hall With Solid Wooden Floor
- Stunning Open Plan Kitchen / Living / Dining With Access To Rear Garden
- Additional Sitting Room And Formal Dining Room
- Separate Office / Study
- Six Double Bedrooms (Four With Luxury Ensuite Shower Rooms)
- Two Luxury Family Bathrooms
- Utility Room
- Large, Paviour Driveway Leading To Double Garage
- Extensive, Well Tended Rear Garden With Courtyard And Patio
- Gas Fired Central Heating & Double Glazing
- Superb Location Backing On To Queens Playing Fields
- Early Viewing Advised



SUMMARY

Stunning detached family home set on a beautifully mature and private site extending to approximately 0.3 acres. The property benefits from an excellent location close many leading primary, secondary and grammar schools, Lady Dixon Park, Barnett's Demesne and Mary Peters Track.

The accommodation extends to approximately 3,700 sq ft and briefly comprises of open plan kitchen / living / dining, separate lounge, dining room, study, utility room, family bathroom and four double bedrooms all with ensuite shower rooms on the ground floor.

Bedrooms five and six along with a luxury bathroom complete with corner bath and separate shower cubicle are to the first floor.

This perfectly positioned family home enjoys a colourfully mature, private and secluded rear garden with courtyard and patio. To the front, a brick paviour driveway offers parking for several vehicles and leads to an integral double garage.

Early viewing is advised to appreciate this fine home.





