



“GWYNFA”

50 MARTINEZ AVENUE, BELFAST, BT5 5LY

“Gwynfa” is a most outstanding and exceptionally well presented property occupying a delightful setting within this exclusive tree lined avenue close to Ballyhackamore.

The location is perfect for those seeking convenience to a long list of amenities with the added attraction of backing onto the Belfast Comber Greenway, ideal for leisurely walks, a brisk run or even to cycle to work in the city centre.

Built in 1913, the property maintains many of its original period features and the present owners have carefully planned and constructed various additions to bring the modern day to a comfortable and traditional home. The extensive use of Western Red Cedar plus glass wall and roof construction for the extension and top floor conversion add a contemporary style to the interior whilst the spacious and private rear garden is an ideal retreat to relax and unwind.

This sale represents an excellent opportunity to acquire a superb four bedroom family home within this highly desirable and convenient residential area, viewing is highly recommended.

PRICE: OFFERS IN THE REGION OF £345,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E4I

REF:RM161220HG

- A Most Outstanding And Exceptionally Well Presented Semi Detached Property
- Extended Four Bedroom Accommodation With Many Traditional And Contemporary Features Throughout
- Exclusive Residential Location Close To Local Shops, Restaurants, Public Transport, Excellent Schools For All Ages And Belfast To Comber Greenway
- Entrance Hall With Original Tiled Floor, Staircase And Plaster Cornice
- Cloakroom With Low Flush Suite And Original Tiled Floor
- Living Room With Bay Window, Mahogany And Cast Iron Fireplace And Plaster Cornice
- Family Room With Slate And Cast Iron Fireplace And Open Plan To Extended Dining Area With Glass Roof And Wall Overlooking Private Rear Garden
- Luxury Fitted Kitchen/Dining Area With Appliances Plus Utility Room With Glass Roof
- Four Bedrooms To Include Converted Roofspace With Feature Full Length Glazed Wall And Roof To Rear (Could Be Used As Fourth Bedroom, Teenager Den, Lounge Or Home Office)
- Spacious Bathroom With White Suite Plus Shower Cubicle And Built In Units
- Front Garden And Parking Area
- Spacious And Private Rear Garden Laid In Lawns And Paved Patio Area
- Summer House/Garden Room With Sliding Doors Opening Onto Patio
- Garage With Loft Storage Opening To Rooftop Greenhouse With Views Towards Cavehill
- Oil Fired Central Heating System And Double Glazing
- A Truly Exceptional Home, Viewing Is Essential



ACCOMMODATION

All measurements are approximate.

OPEN ENTRANCE PORCH:

Brick arch. Panelled and glazed entrance door leading to entrance hall.



ENTRANCE HALL:

Original tiled floor. Plaster cornice. Feature staircase with original balustrade and newel posts. Storage under stairs.



CLOAKROOM:

Low flush suite. Close couple low flush wc. Wash hand basin. Original tiled floor. Recessed spotlights.



LIVING ROOM:

4.41m (14'6") x 3.65m (12'0")

Measurements taken into bay window. Mahogany and cast iron fireplace with tiled inset and slate hearth. Baxi grate. Original cornice and picture rail.



FAMILY ROOM:

7.56m (24'10") x 3.62m (11'11")

Measurements taken to widest points and open plan to glazed dining area. Slate and cast iron fireplace and hearth. Baxi grate. Recessed spotlights.

EXTENDED DINING AREA:

Glazed roof and end wall overlooking private rear garden.



LUXURY FITTED KITCHEN/DINING AREA WITH APPLIANCES:

5.43m (17'10") x 2.87m (9'5")

Excellent range of high and low level units with granite effect work surfaces. Single drainer stainless steel sink unit with mixer tap. Integrated dishwasher and larder fridge. Solid oak parquet floor. Recessed spotlights.



UTILITY ROOM:

Plumbed for washing machine and vented for tumble dryer. Glazed roof and door leading to patio and rear garden.



FIRST FLOOR



BEDROOM (1):

3.70m (12'2") x 3.64m (11'11")

Slate and cast iron bedroom fireplace with tiled inset and matching tiled hearth. Plaster cornice. Picture rail. Recessed spotlights. Plumbed for wash hand basin.



BEDROOM (2):

3.71m (12'2") x 3.23m (10'7")

Cast iron bedroom fireplace and tiled hearth. Plaster cornice. Picture rail. Recessed spotlights. Private outlook over rear garden. Vanity unit with wash hand basin and mono style mixer tap.



BEDROOM (3):

2.83m (9'3") x 2.38m (7'10")

Feature bay window over looking front garden. Picture rail.



SPACIOUS BATHROOM:

White suite. Panelled bath. Shower cubicle with thermostatic shower. Pedestal wash hand basin. Close couple low flush wc. Built in robes and hotpress. Recessed spotlights.



CONVERTED ROOFSpace/BEDROOM (4): 6.33m (20'9") x 3.77m (12'4")

Small study with Italian Beechwood engineered staircase leading to converted roofspace ideal as fourth bedroom, teenager den, lounge or home office. Feature glazed roof and dormer window across rear of property. Exposed brick gable wall. Double doors to Juliet balcony. Recessed spotlights. Pull out bookcases to access eaves storage.



TENURE: We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2020 to March 2021 £1752.96

DIRECTIONS: From Upper Newtownards Road turn into North Road, turn right into Martinez Avenue, number 50 is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

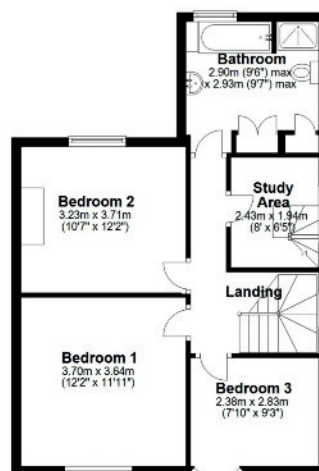
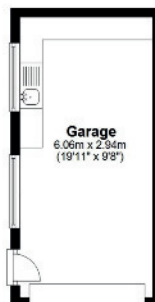
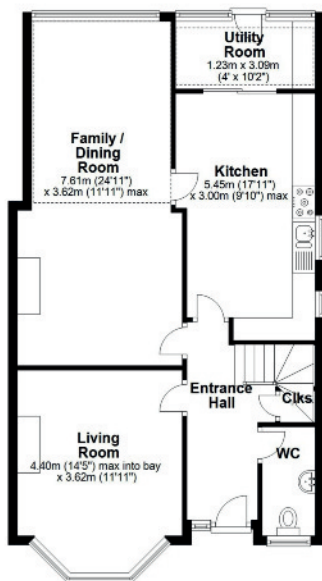
OUTSIDE: Front garden and driveway with parking space. Enclosed and private rear garden laid in lawns with mature trees and shrubs. Low level garden lighting. Brickset patio area and path leading to patio area and summer house/garden room with sliding doors opening onto patio. Outside taps and power sockets.

GARAGE/GREEN HOUSE: Roller shutter door. Light and power. Pull down steps leading to loft storage and open plan to first floor greenhouse/glass room with outlook over garden and views towards Cavehill.



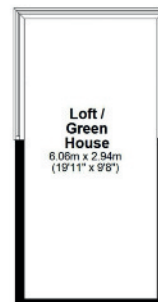
Ground Floor

Approx. 73.0 sq. metres (786.0 sq. feet)



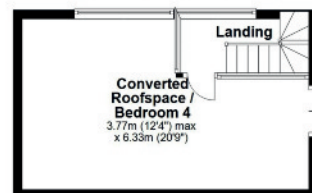
First Floor

Approx. 54.6 sq. metres (587.4 sq. feet)



Second Floor

Approx. 24.8 sq. metres (266.9 sq. feet)



Total area: approx. 152.4 sq. metres (1640.3 sq. feet)
50 Martinez Avenue, Belfast



Score	Energy rating	Current	Potential
12+	A		
11-11	B		
10-10	C		
9-9	D		
8-8	E	41	49
7-7	F		
6-6	G		

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