

29 Innisfayle Road & Annex / Apartment (21A Downview Avenue) Belfast, BT15 4ES

For Sale
Offers Over
£450,000

This is a handsome, red bricked semi-detached period home situated in a quiet and highly regarded residential area of North Belfast just off Antrim Road and within easy access to Belfast City Centre. From the moment one enters the gracious reception hall one will be impressed by the welcoming space and an immediate at home feel which is helped by the abundance of charm and character. Of particular interest to many will be the independent annex / apartment / granny flat to the rear which will be suitable for a variety of uses including accommodation for elderly relatives, visitors, home offices or the possibility of an Airbnb revenue. Surrounded by sheltering gardens, this is a home which will appeal to the most discerning of purchasers. Early viewing is strongly advised.



Energy Efficiency Rating

T: 028 9080 0000





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- Period red bricked semi-detached villa in a highly regarded residential area
- 4 Well-proportioned bedrooms plus Nursery / Study
- 3 Gracious reception rooms
- Kitchen
- Bathroom with coloured suite plus separate shower room
- Ground floor cloaks
- Large utility area / Rear hall
- Garage (33' 3" x 9' 2") / Oil fired central heating
- Substantial independent annex/apartment/granny flat with extra accommodation
- Close to excellent schools, golf course, public transport and easy access to Belfast



The property comprises of

GROUND FLOOR

RECEPTION PORCH Arched window double doors, tiled flooring.

RECEPTION HALL Timber flooring, picture rail, cornicing, ceiling rose.

CLOAKROOM Polished wood flooring.

SEPARATE WC Low flush WC, wash hand basin.

DRAWING ROOM 20' 4" x 13' 0" (6.2m x 3.96m) Polished wood flooring, original feature fireplace with open fire, cornicing.

FAMILY ROOM 15' 8" x 12' 9" (4.78m x 3.89m) (Into bay) Original feature fireplace, cornicing.

DINING ROOM 12' 10" x 10' 2" (3.91m x 3.1m) Polished wood flooring, original service bells.

KITCHEN 17' 2" x 16' 6" (5.23m x 5.03m) Built-in units, rounded edge worksurfaces, double oven, gas hob, island unit, dishwasher, ceramic tiled flooring, downlighters.

REAR HALL / UTILITY AREA 32' 8" x 5' 8" (9.96m x 1.73m) Ceramic tiled flooring, oil fired boiler. Separate access to annex and access to rear and garage.

FIRST FLOOR Attractive staircase with original features.

LANDING Hotpress with insulated copper cylinder.

STUDY 8' 8" x 8' 1" (2.64m x 2.46m)

SEPARATE WC Low flush WC, panelling.

BATHROOM Coloured suite comprising of panelled bath, low flush WC, bidet, shower unit, medicine unit, tiling.

SPACIOUS SHOWER ROOM Pedestal wash hand basin, shower unit with controlled shower, timber panelling, timber flooring.

STAIRS TO;

FIRST FLOOR HALL Cornicing and corbels.

BEDROOM (1) 15' 8" x 12' 11" (4.78m x 3.94m) (Into bay)

BEDROOM (2) 13' 3" x 12' 3" (4.04m x 3.73m) Polished wood flooring, cornicing.

BEDROOM (3) 12' 10" x 10' 6" (3.91m x 3.2m) Polished wood flooring, cornicing.

BEDROOM (4) 12' 4" x 10' 5" (3.76m x 3.18m) Polished wood flooring, cornicing.

ANNEX / APARTMENT / GRANNY FLAT Address of annex - 21a Downview Avenue. Separate side entrance to annex and house from Downview Avenue.

RECEPTION HALL Ceramic tiled flooring.

STAIRS TO FIRST FLOOR LANDING

LOUNGE 33' 2" x 21' 0" (max) (10.11m x 6.4m)

KITCHEN Built-in units, rounded edge worksurfaces, sink unit with mixer tap, hob unit, double oven, breakfast bar, display units, laminate wood flooring.

SHOWER ROOM Low flush WC, pedestal wash hand basin, shower unit with electric shower, shaver point, ceramic tiled flooring, extractor fan. Access to roofspace.

FLOORED ROOFSpace With window.

GARAGE 33' 3" x 9' 2" (10.13m x 2.79m)

OUTSIDE

Generous car parking space / caravan space with double entrance gates.

Gardens to front in lawn, plants, trees and shrubs.

Side in lawn, plants, trees and shrubs.











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