

769C Antrim Road, Belfast, BT15 4EP

For Sale
Offers Over
£364,950

Accessed by a shared private lane we have pleasure in marketing this most impressive tudor inspired split level detached family home situated in a quiet and highly regarded area. The property has been completed to an exacting standard throughout by our clients who have spent a great deal of time, effort and expense in creating an outstanding modern family home. Convenient to excellent schools, shops, public transport facilities and Cavehill Country Park this is a home we can recommend with utmost confidence.



Energy Efficiency Rating B.

T: 028 9080 0000





Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		

- Detached split level tudor inspired villa in highly regarded residential area
- 4 Bedrooms (1 with ensuite shower room and dressing room)
- 3 Reception rooms
- Luxury fitted high gloss kitchen with built in appliances
- First floor bathroom with modern white suite plus ground floor cloakroom
- Sunroom
- Phoenix gas central heating
- Majority triple glazed
- Attic storage room
- Garage (25'7" x 10'0")



GROUND FLOOR

RECEPTION PORCH: Tiled floor, double doors to:

RECEPTION HALL: Luxury floor tiling

CLOAKROOM: Low flush WC, wall hung wash hand basin, ceramic tiled flooring, cornicing, heated towel rail

SEPARATE CLOAKROOM / STORAGE

DINING ROOM: 10' 9" x 8' 5" (3.28m x 2.57m)
(presently used as an office) Luxury floor tiling

KITCHEN: 12' 8" x 10' 8" (3.86m x 3.25m) Range of built in high gloss high and low level units, granite work surfaces, inlaid sink unit and vegetable sink, dishwasher, induction hob unit, built in oven, breakfast bar, display units, stainless steel extractor fan, island unit with pop up power socket, downlighters, luxury floor tiling, open plan to:

OPEN PLAN FAMILY / DINING AREA: 22' 0" x 10' 10"
(6.71m x 3.3m) Luxury floor tiling

STAIRS TO:

FORMAL LOUNGE: 18' 5" x 18' 0" (5.61m x 5.49m)
Cornicing and downlighters, wood burning fire, patio doors to:

SUN LOUNGE: 18' 8" x 6' 8" (5.69m x 2.03m)
Luxury floor tiling, view of Belfast Lough

STAIRS TO LANDING

FIRST FLOOR

BEDROOM (1): 13' 7" x 11' 6" (4.14m x 3.51m)
Polished wood flooring

SPACIOUS ENSUITE DRESSING ROOM: 8' 0" x 8' 0" (2.44m x 2.44m) Polished wood flooring

ENSUITE SHOWER ROOM: Low flush WC, shower unit with electric shower, fully tiled walls, downlighters, extractor fan

BEDROOM (2): 12' 9" x 10' 1" (3.89m x 3.07m)
Polished wood flooring, downlighters

BEDROOM (3): 11' 3" x 7' 7" (3.43m x 2.31m)
Polished wood flooring

BATHROOM: Modern white suite, corner bath with mixer taps, low flush WC, wall hung wash hand basin, vanity unit, shower unit with electric shower, modern radiator

STAIRS TO LANDING: Velux window

BEDROOM (4): 14' 5" x 8' 5" (4.39m x 2.57m) Feature triangular window, downlighters, magnificent views of Belfast Lough

LUGGAGE ROOM: 11' 0" x 11' 0" (3.35m x 3.35m) View of Cavehill, velux window

OUTSIDE

Front in generous car parking space and artificial grass
Rear in artificial grass, attractive stone display, plants, trees and shrubs, security light and tap

GARAGE: 25' 7" x 18' 0" (7.8m x 5.49m) Roller door, light and power, plumbed for washing machine, gas boiler











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**Honesty
Integrity
Respect**

Our business is founded on our values. We strive to demonstrate honesty and Integrity, treating all our clients with respect, insuring they are paramount concern.

As a forward thinking company we invest heavily in IT, staffing and the wider community to build a foundation for the future. Our enthusiasm, commitment, energy and professionalism have helped us achieve our position and excellent reputation in the market.

As a local, family-owned business we are proud to serve our clients and community.

**Please
call in or
contact us
for any
advice**

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