



EXTERNAL AREAS
Neat garden with bark beds, bordered by golden amber gravel.
Tarmac driveway to the side with concrete foundations laid for the provisions of a future garage.
Fully enclosed garden to rear laid in concrete paving slabs, with golden amber gravel detailed around edging.
Newly installed water tap, LED downlight to front and PAR sensor security floodlight to the driveway.



Offers Around:
£265,000

Viewing: By appointment through agent

 **pinpoint.**



**1b Old Cavehill Road,
Antrim Road,
North Belfast,
BT15 5GS**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	66 D
39-54	E		
21-38	F		
1-20	G		

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- Beautifully Presented, recently renovated home in prestigious & convenient location
 - Newly painted and completely new flooring throughout
 - Beautiful lounge with bay window and gas fire
 - Bespoke kitchen with integrated appliances
- Three spacious bedrooms - largest with ensuite
 - Contemporary family bathroom
 - Utility room and ground floor WC
 - uPVC double glazing/gas heating
 - Offered with no onward chain
 - Low maintenance gardens to front and rear, driveway to side



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1



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YES



YES

Pinpoint Offices
Marlborough House, 348 Lisburn Road, Belfast, BT9
6GH 188 Cavehill Road, Belfast BT15 5EX

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About The Property:

Prominently positioned on the Old Cavehill Road, just off the historic Antrim Road, we are delighted to offer for sale this handsome detached home which has just been the subject of a full renovation project by the current owners - the end result is astounding! For young professionals, families and even those downsizing, this home can cater to a variety of needs.

On the ground floor the accommodation comprises of a bright entrance hallway with understairs W.C, a spacious lounge with bay window and a simply stunning kitchen with casual dining area. In addition there is a useful utility room with its own door access. Moving to the first floor there are two well-proportioned bedrooms, and a family bathroom with white suite.

On the second floor is the principal bedroom - vast in size and boasting an ensuite showerroom and breathtaking views of Cavehill and the Craigantlet hills.

To the front is a neat garden laid in golden amber gravel, bordered by topiary trees. At the side is a tarmac driveway offering parking for several cars, whilst at the rearmost of the driveway foundations have been laid for the construction of a garage.

The rear garden is fully enclosed and offers a high degree of privacy whilst retaining the wonderful sunlight that the property enjoys as the sun rises over the Lough and sets over Cavehill in the evenings. It has been finished in concrete paving slabs ensuring a low maintenance outside space in which the whole family can enjoy.

The Old Cavehill Road has consistently been regarded as one of North Belfast's premiere residential addresses, providing comfortable access to Belfast City Centre, together with a host of local amenities, and high quality schooling within the area.

Set in the back drop of Belfast Castle and Cavehill Country Park, this magnificent home is positioned at the gateway to some of the most breath-taking scenery Northern Ireland has to offer.



ENTRANCE HALL
Hardwood front door.

LOUNGE - 4.8M (15'9) INTO BAY X 3.51M (11'6)

Feature fireplace with tiled hearth and inset

KITCHEN - 3.43M (11'3) X 2.97M (9'9)

Shaker style kitchen finished in "blush pink" with high and low level units and contrasting golden knurled cupboard handles, formica work surfaces, stainless steel sink unit, newly installed oven, hob and extractor fan, integrated under counter fridge, wine rack, partly tiled walls, terrazzo effect flooring.

UTILITY ROOM - 1.98M (6'6) X 1.83M (6'0)

Low level freezer, plumbed for washing machine, formica work surfaces, gas boiler, herringbone effect flooring.



GROUND FLOOR WC
Vanity unit with storage below, low flush WC.

FIRST FLOOR LANDING

BEDROOM 1 - 4.57M (15'0) INTO BAY X 3.48M (11'5)



BEDROOM 2 - 3.43M (11'3) X 3.23M (10'7)

STAIRS TO SECOND FLOOR



BATHROOM
Vanity unit, low flush WC, panelled path with shower above, glass shower screen, partly tiled walls.



PRINCIPAL SUITE - 6.15M (20'2) X 5.56M (18'3)

ENSUITE
Vanity unit, low flush WC, shower cabin with bar shower.