

Offers Over:
£449,950



Viewing: By appointment through agent



669 Antrim Road,
Belfast
BT15 4EG

028 9068 2777
contact@pinpointproperty.com
m.pinpointproperty.com

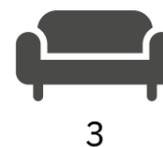
- Handsome red brick semi detached
- Three generous reception rooms
- Fully fitted kitchen with range of fitted units
- Full planning permission: Planning reference: LA04/2022/2128/O
- Seven well proportioned bedrooms
- Excellent sized front and back gardens
- Oil fired central heating
- Fantastic location to local amenities

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RATES: 2024/2025 APPROX £2,092.54

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

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pinpointproperty.com



Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		

Awaiting EPC

74 76

We are delighted to offer for sale this handsome red brick semi-detached villa which holds a prominent position on the much admired and historic Antrim Road, North Belfast. This remarkable property presents a rare opportunity to own a home of exceptional quality in an area where such gems are in high demand.

Upon entering the property you are greeted with a grand entrance hall, Three well sized receptions, a full fitted kitchen, family sized bathroom with an enclosed shower and wooden paneled bath and an outstanding 7 Bedrooms.

Externally the property has a lot to offer with large front lawn with a paved footpath that allows for access to the front and at the rear of the property is the real hidden gem comes with planning permission for a second dwelling which provides the perfect opportunity for investor looking to make their mark north of the city.

A location rivalled bar none, it is within close proximity to a wide array of shops and cafes, along with recreational facilities such as Fortwilliam Golf Club, Cavehill Tennis Club and the splendid Cavehill Country Park. The wide range of local churches to suit all denominations combine wonderfully with the leading primary and secondary schools to create a true sense of community.

Realistically priced to allow for some modernisation, this is a unique opportunity to purchase a handsome, generous and adaptable home which will have immediate appeal and has the advantage of being positioned in a fantastic location.

**RECEPTION 1: 4.99m (16'4)
x 3.38m (11'1)**

Wood effect laminate flooring,
uPVC double glazed



**BEDROOM 5: 3.85m
(12'8) x 3.61m (11'10)**

**BEDROOM 6: 4.09m
(13'5) x 3.61m (11'10)**

**BEDROOM 7: 3.66m
(12'0) x 3.84m (12'7)**

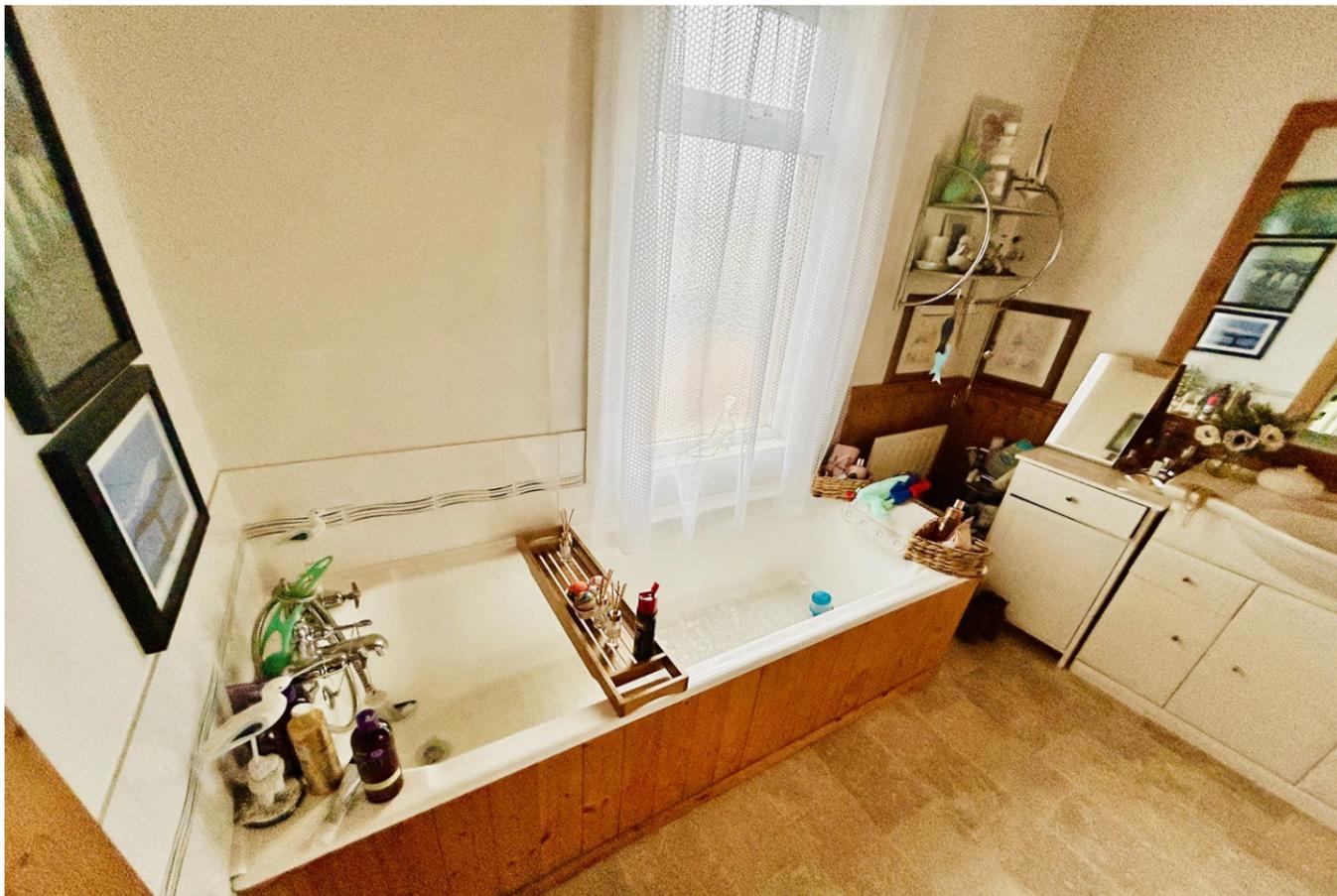
OUTSIDE





BATHROOM: 2.02m (6'8) x 2.39m (7'10)

Vinyl flooring, tiled walls, pedestal wash hand basin, paneled bath, shower cubicle and separate low flush WC



RECEPTION 2: 3.87m (12'8) x 3.72m (12'2)

Wood effect laminate flooring, uPVC double glazed and patio doors with access to the rear of the property.

RECEPTION 3: 3.83m (12'7) x 3.64m (11'11)

Wood effect laminate flooring





KITCHEN: 3.96m (13') x 3.04m (10')
Fitted kitchen with range, stainless steel sink, vinyl flooring



BEDROOM 1: 3.79m (12'5) x 3.82m (12'6)
wood effect laminate flooring and uPVC double glazed.



BEDROOM 2: 2.84m (9'4) x 2.06m (6'9)
exposed timber flooring, uPVC double glazed.

BEDROOM 3: 5.08m (16'8) x 3.58m (11'9)
carpet flooring, uPVC double glazing

BEDROOM 4: 3.78m (12'5) x 3.79m (12'5)
Wood effect laminate flooring, Double glazed uPVC

