

TEMPLETON
ROBINSON



679 Antrim Road,
BELFAST,
BT15 4EG

Offers Over
£575,000

Viewing by
appointment with
& through agent
028 90 663030



This beautifully presented Victorian bay fronted semi-detached residence occupies a magnificent site in this highly sought after location with stunning views of Cave Hill to the front and Belfast Lough to the rear,

The property has been modernised throughout but still retains all its character and charm and offers excellent family sized accommodation with two spacious reception rooms, luxury fitted kitchen with island and integrated appliances, six double bedrooms; principal with impressive ensuite bathroom to compliment the contemporary family bathroom. Outside the attractive garden area is beautifully maintained with mature shrubs,

borders and paved patio area. There is secure driveway parking with electric gate access leading to the detached garage. Located within close proximity to leading primary and secondary schools in the area, including Cave Hill Forest Park, Belfast Castle and public transport links to Belfast City Centre.

We have no hesitation in recommending early viewing of this fine home.



- Substantial Semi-Detached Victorian Residence in Popular Location with Stunning Views of Cave Hill and Belfast Lough
 - Entrance Porch, Composite Front Door Leading to Spacious Hallway
 - Impressive Living Room with Feature Bay Window and Marble Fireplace with Open Fire
 - Formal Dining Room with Feature Fireplace and Bay Window
 - Luxury Fitted Kitchen with Integrated Appliances
 - Modern Family Bathroom with White Suite
 - Six Good Sized Bedrooms; Principal with Large Ensuite Bathroom
 - TV Distribution System to all Main Rooms
- Beautiful Mature Gardens in Lawns with Beds, Shrubs & Bushes with Boundary Hedging & Paved Patio Area
 - Outside Utility and Store Room including Detached Garage
- Excellent Driveway Parking with Electric Gates/ Digital Timer Based Outside Lighting System
- Gas Fired Central Heating/Double Glazed Windows/App Based Burglar Alarm System
- Within Walking Distance to Many Leading Schools in the Area including Cave Hill Forest Park, Belfast Castle and Transport Links to Belfast City Centre

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The Property Comprises:

Ground Floor

ENTRANCE PORCH: Composite front door, ceiling cornicing, ceramic floor tiling. Hardwood innder door with glazed side panels to:

HALLWAY: Ceramic floor tiling, ceiling cornicing, understair storage cupboard.

LIVING ROOM: 18' 5" x 14' 0" (5.61m x 4.27m) Feature fireplace with marble surround, tiled hearth, cast iron insert with open fire, solid wood strip flooring, feature bay window, ceiling cornicing, ceiling rose, picture rail.



DINING ROOM: 17' 3" x 13' 0" (5.26m x 3.96m) Feature fireplace with hardwood surround, cast iron insert, tiled hearth. Feature bay window, solid wood strip flooring, ceiling cornicing, ceiling rose, picture rail.



MODERN KITCHEN: 20' 9" x 13' 4" (6.32m x 4.06m) Luxury fitted kitchen, range of high and low level units, integrated fridge freezer, dishwasher, Kuppersbusch coffee machine, gas range cooker, stainless steel sink with mixer tap and Tweeney waste disposal unit, larder cupboard, bin drawer, island with sink and mixer tap, under storage, breakfast bar, granite worksurfaces, ceramic floor tiling, recessed lighting, access to rear garden.



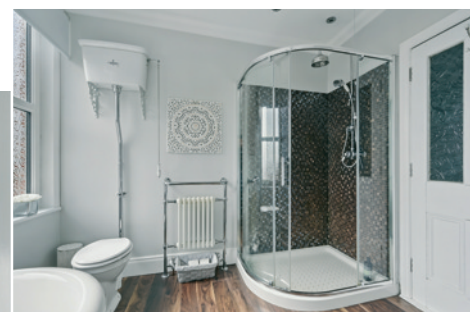
First Floor Return

LANDING: Carpeted.

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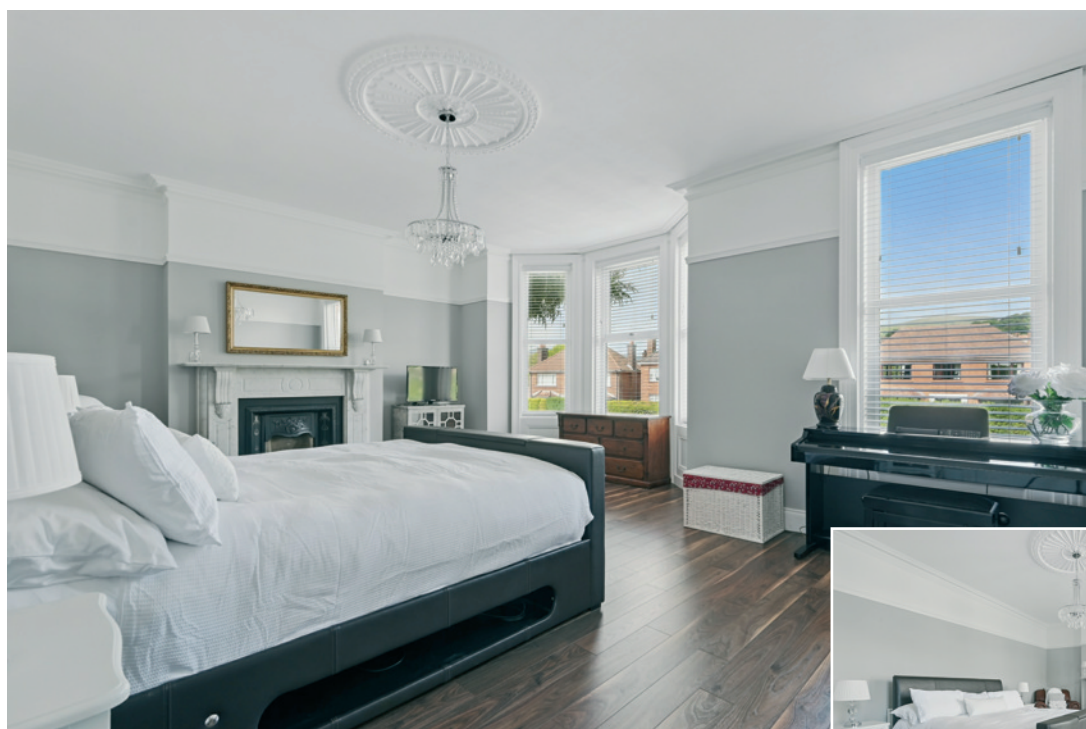
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BATHROOM: 9' 9" x 9' 4" (2.97m x 2.84m) High level WC, solid cast iron roll top bath with mixer tap and telephone shower, wall mounted waterproof LED TV, pedestal wash hand basin, walk in corner shower unit, storage cupboard with pressurised water tank, glazed shelving, solid oak flooring, recessed lighting, extractor fan.



First Floor

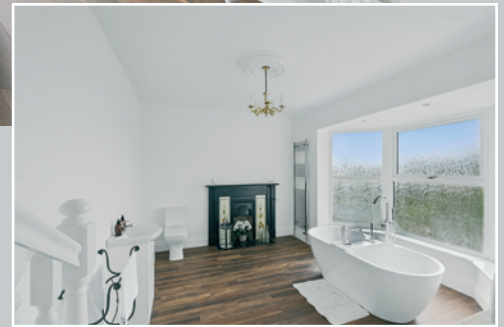
PRINCIPAL BEDROOM: 16' 9" x 13' 1" (5.11m x 3.99m) Feature fireplace with cast iron insert and tiled hearth, feature bay window, ceiling cornicing, picture rail, built in shelving, solid wood strip flooring. Steps to:



ENSUITE BATHROOM: 13' 4" x 13' 0" (4.06m x 3.96m) Low flush WC, wash hand basin with vanity unit, free standing bath, chrome heated towel rail, feature fireplace with cast iron insert and tiled hearth, feature bay window, solid wood strip flooring.



BEDROOM (2): 20' 7" x 18' 5" (6.27m x 5.61m) Feature fireplace with marble surround, cast iron insert and granite hearth. Ceiling cornicing, ceiling rose, picture rail, solid wood strip flooring. Views towards Cave Hill.



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Second Floor Return

LANDING: Carpeted.

BEDROOM (3): 13' 7" x 9' 9" (4.14m x 2.97m) Solid wood strip flooring, feature fireplace with cast iron insert and tiled hearth, views towards Belfast Lough.



Second Floor

LANDING: Carpeted, velux window, slingsby ladder access to floored roofspace.

BEDROOM (4)/HOME OFFICE: 13' 8" x 9' 1" (4.17m x 2.77m) Solid wood strip flooring.



BEDROOM (5): 14' 8" x 11' 3" (4.47m x 3.43m) Solid wood strip flooring. feature fireplace with cast iron insert.

BEDROOM (6): 13' 6" x 12' 9" (4.11m x 3.89m) Feature fireplace with cast iron insert, solid wood strip flooring.



Outside

GARAGE: 15' 8" x 12' 8" (4.78m x 3.86m) Up and over door, light and power.

UTILITY ROOM: Brick built utility room, plumbed for washing machine, stainless steel sink with mixer tap, light and power, gas boiler.

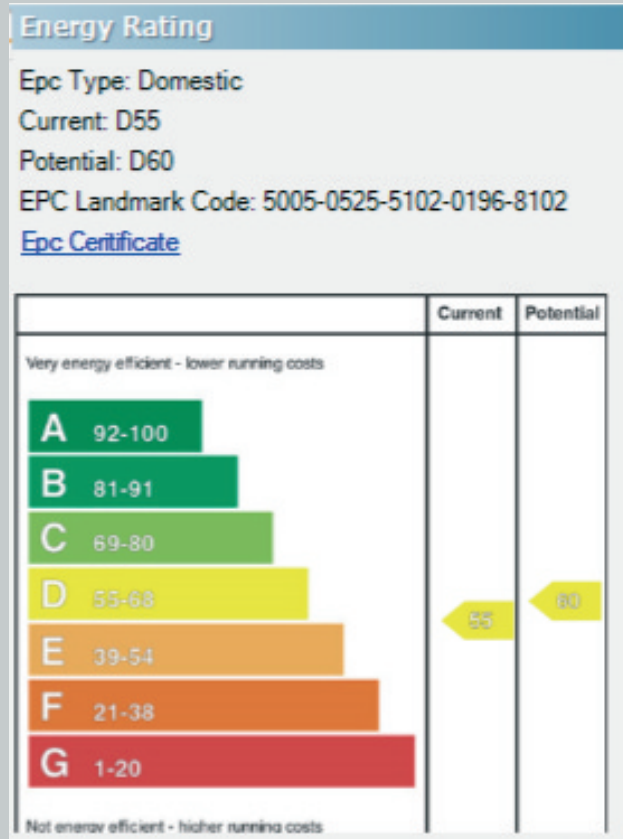
Beautifully maintained garden with paved patio area, mature shrubs, borders and lawns. Outside water tap, bin shed. Views of Cave Hill to the front. Driveway parking to the side with electric gates.



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Sizes And Dimensions Are Approximate. Actual May Vary.



Location:

Heading out of Belfast on the Antrim Road, pass Fortwilliam and Landsdowne Road. 679 is located shortly after on the right at the top of Glastonbury Avenue.

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

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