



27 Innisfayle Road,
Belfast,
BT15 4ES

Offers Over
£595,000

Viewing by
appointment with
& through agent
028 90 663030



Built in the late 1800's this attractive double fronted semi-detached residence occupies an extremely popular location at the foot of Cavehill, only a stones throw from Cavehill Country Park in one of the Antrim Road's most exclusive residential locations. The property has been carefully modernised throughout to ensure it retains its original character and charm and many of the intricate architectural features to compliment a house built in this era. The excellent family sized accommodation consisting of two spacious reception rooms, both with beautiful feature fireplaces, modern kitchen and dining area, downstairs WC facilities, four double

bedrooms and an impressive family bathroom with cast iron free-standing bath. Residing in a beautiful mature setting with a fully insulated garden room, currently being used as a home office including large front and side gardens with full planning for a single dwelling. In convenient proximity to both leading primary and secondary schools, Belfast city centre, shops, parks and other main transport routes, all adds up to making this a fabulous family home.

- Impressive Red Brick Semi Detached Victorian Residence
 - Family Room with Feature Fireplace
- Formal Drawing Room with Feature Fireplace and Bay Window
- Modern Fully Fitted Kitchen/Dining, Breakfast Island & Quartz Stone Worktops
 - Four Good Sized Bedrooms
 - Large Family Bathroom with White Suite
 - Downstairs WC
 - Excellent Driveway Parking
 - Garden Room with Home Office
- Substantial Side Garden with Full Planning for Single Dwelling: Planning Ref:
LA04/2024/1606/F
 - Early Viewing is Highly Recommended



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www.templetonrobinson.com

The Property Comprises:

Ground Floor

Original hardwood double front door to . . .

RECEPTION PORCH: Victorian style tiled floor, cornice ceiling, arched top light. Glazed and bevelled inner door with glazed top light and glazed and bevelled side light to . . .

RECEPTION HALL: 20' 9" x 13' 2" (6.32m x 4.01m) Exposed and treated wooden floor, cornice ceiling, ceiling rose.

LIVING ROOM: 26' 8" x 12' 8" (8.13m x 3.86m) Picture rail, cornice ceiling, ceiling rose, low voltage spotlights, timber surround fireplace with cast iron and tiled inset, tiled hearth.



DRAWING ROOM: (into bay window). Dual aspect windows, exposed and treated wooden floor, picture rail, cornice ceiling, ceiling rose, mature outlook and views to Cavehill, original slate surround fireplace with tiled hearth.



KITCHEN WITH DINING AREA : 17' 4" x 16' 9" (5.28m x 5.11m)

Fully fitted kitchen with range of high and low level units, stainless steel double drainer, double sink unit with mixer tap, timber worktops, space for cooker, part tiled walls, breakfast island with quartz stone worktop, built-in breakfast bar, exposed beam. Open to ample dining area with bespoke built-in shelving, uPVC double glazed access door to rear, dual aspect windows.



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BOOT ROOM: Built-in shelving and cloaks area, cornice ceiling.

DOWNSTAIRS W.C.: Original glazed and bevelled inset glass, high flush wc, exposed and treated wooden floor, floating wash hand basin.

First Floor Return

Feature stained glass window, seating area for relaxing. Hotpress with built-in shelving.



BATHROOM: 17' 4" x 9' 6" (5.28m x 2.9m) Cast iron claw foot bath with chrome mixer tap, separate shower cubicle with double walk-in shower with chrome overhead shower head, tiled splashback, low flush wc, chrome heated towel rail, exposed and treated wooden floor, twin cast iron fireplace, Jack and Jill pedestal wash hand basin, low voltage spotlights.

SEPARATE WC: White suite comprising low flush wc, wood panelled walls, exposed and treated wooden floor.



First Floor

LANDING: Cornice ceiling.

BEDROOM (1): 15' 8" x 13' 1" (4.78m x 3.99m) Excellent views to Cavehill, cornice ceiling.



BEDROOM (2): 13' 2" x 12' 5" (4.01m x 3.78m) Cornice ceiling, slate fireplace with cast iron and tiled inset.



BEDROOM (3): 13' 0" x 10' 5" (3.96m x 3.25m) Outlook to rear, cornice ceiling, slate fireplace with cast iron and tiled inset.

BEDROOM (4): 13' 2" x 10' 8" (4.01m x 3.25m) Cornice ceiling, slate fireplace with cast iron and tiled inset, tiled hearth.



Outside

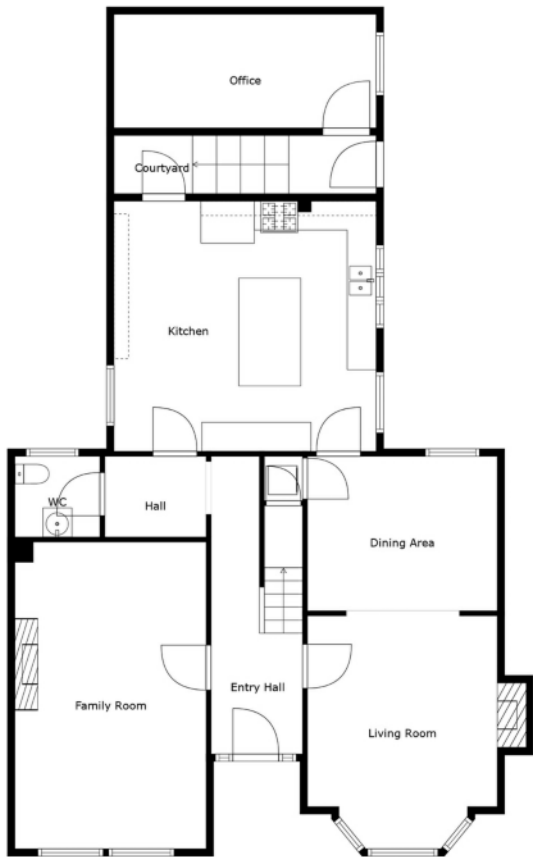
HOME OFFICE: 16' 4" x 7' 9" (4.98m x 2.36m) Velux window, light and power.



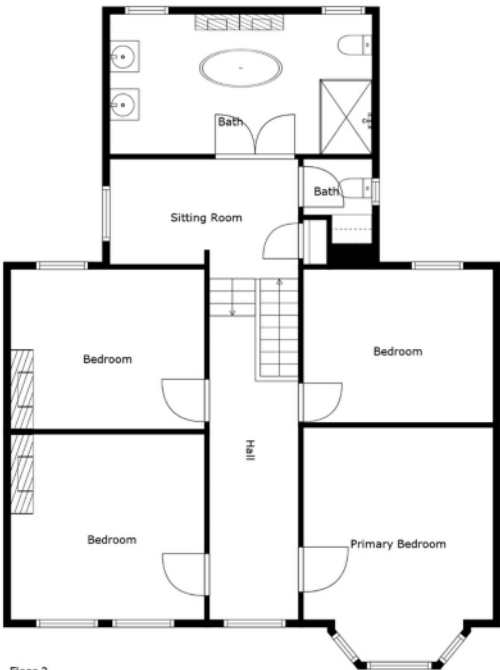
Tarmac driveway with ample parking, boundary hedging, water tap to side, garden shed. Front garden laid in lawns, excellent views to Cavehill.



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Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Energy Efficiency Rating		
	Current	Potential
No energy rating label required		
A		
B		
C		
D		
E		
F		
G		
No energy rating label required		

AWAITING EPC

Location:

Drive along the Antrim Road in the direction of Cavehill. Drive past the Spar Garage and turn left onto Downview Avenue. Innisfayle Road is the first turn on the right.

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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