



## 169 Cliftonville Road , Belfast, BT14 6JT

**Offers Over £179,950**

Imposing Period Red Brick Semi Detached Villa Holding A Prime Main Road Position

A fabulous opportunity to purchase a handsome period red brick semi detached villa situated within this most popular section of the Cliftonville Road. The generously proportioned interior comprises 4 bedrooms, 2 reception rooms with lounge into bay, fitted kitchen incorporating built-under oven and ceramic hob with dining area and bathroom in suite suite. The dwelling further offers uPvc double glazed windows to the front elevation, oil fired central heating and offers the perfect family sized accommodation and excellent rear garden combine with the most convenient location with excellent local shopping ,public transport and leading schools all within walking distance.

Immediate inspection highly recommended

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>			EU Directive 2002/91/EC

# 169 Cliftonville Road

, Belfast, BT14 6JT



- Handsome Period Red Brick SDV
- Bathroom in Classic White Suite
- Rear Garden
- 4 Bedrooms 2 Reception rooms
- Part Pvc Double Glazed Windows
- Main Road Position
- Excellent Fitted Kitchen
- Oil Fired Central Heating

## Enclosed Entrance Porch

Mahogany Entrance Hall

## Entrance Hall

Panelled radiator

## Lounge into Bay

15'9" x 12'1" (4.82 x 3.70)

Attractive hardwood fireplace marble inset, exposed timber floor, panelled radiator.

## Dining Room

12'0" x 11'10" (3.66 x 3.63)

Hole in the wall fireplace raised marble hearth copper canopy, exposed timber floor, panelled radiator.

## Kitchen

12'10" x 8'8" (3.92 x 2.65)

Single drainer composite sink unit, extensive range of high and low level units formica worktop. built-in under

oven and hob, American fridge freezer space, plumbed for washing machine, partly tiled walls. recessed lighting, ceramic tiled floor, under stairs storage.

## First Floor

Landing, Hot-press

## Bathroom

Modern white suite comprising claw foot bath pedestal wash hand basin, low flush Wc, shower cubical electric shower, fully tiled walls, ceramic tiled floor, panelled radiator.

## Bedroom

12'3" x 9'8" (3.74 x 2.97)

Wood laminate floor, panelled radiator

## Bedroom into Bay

17'7" x 15'7" (5.36 x 4.77)

Wood laminate floor, Panelled radiator

## Second Floor

Landing velux rooflight.

## Bedroom

11'11" x 9'6" (3.65 x 2.90)

Wood laminate floor, panelled radiator

## Bedroom

17'2" x 13'9" (5.24 x 4.20)

Wood laminate floor, panelled radiator

## Outside

Front garden, side path rear garden in lawn. Boiler house OFCH boiler oil tank, Shed electric, outside light and tap.



## Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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