



ULSTER PROPERTY SALES

# UPS

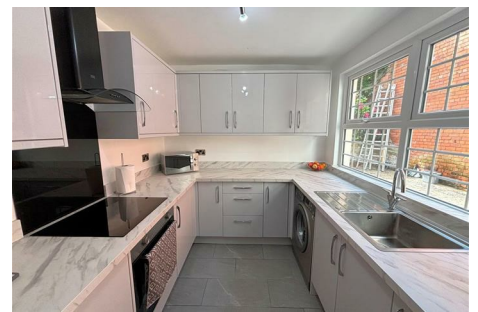
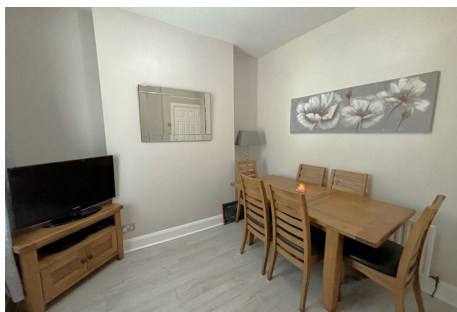
**CAVEHILL BRANCH**

194 Cavehill Road, Belfast, BT15 5EX

**028 9072 9270**

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 254 Cliftonville Road , Belfast, BT14 6LE

### Offers Around £225,000

Handsome Beautifully Presented Period Red Brick Semi Detached Villa Situated Within This Most Popular Section Of The Cliftonville Road.

Holding a prime main road position within this most sought after residential location, this handsome period red brick semi detached villa has been maintained and presented to an excellent standard. The spacious interior comprises 5 bedrooms, 2 reception rooms with lounge into bay, spacious fitted kitchen plus utility room, downstairs wc and white bathroom suite. The dwelling further offers principal bedroom into bay, oil fired central heating, upvc double glazed windows and has benefited from a program of improvement works to include re-roofing but yet retains much period detail throughout.

A secret mature rear garden in lawn, shrubs, flower beds, hedging and trees combines with the most convenient location with the city a short distance away to make this the perfect family home - Early viewing is highly recommended.

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



# 254 Cliftonville Road

, Belfast, BT14 6LE



- Beautifully Presented Red Brick Semi Detached Villa
- Modern White Bathroom Suite
- Furnished Cloakroom
- 5 Bedrooms, 2 Reception Rooms
- Upvc Double Glazed Windows
- Stunning "Secret" Rear Gardens
- Spacious Fitted Kitchen, Utility Room
- Oil Fired Central Heating
- Most Popular Location

## Enclosed Entrance Porch

Mahogany entrance door, terrazzo flooring, corniced ceiling.

## Entrance hall

Glazed vestibule door, panelled radiator, corniced ceiling.

## Lounge into Bay

14'7" x 11'3" (4.45 x 3.44)

Attractive hardwood fireplace, tiled inset, panelled radiator, wood laminate floor, corniced ceiling.

## Dining Room

10'6" x 10'1" (3.22 x 3.08)

Panelled radiator, wood laminate floor.

## Kitchen

11'10" x 8'0" (3.63 x 2.44)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and ceramic hob, glass splashback, canopy extractor fan, integrated fridge/freezer, plumbed for washing machine, partly tiled walls, ceramic tiled floor, upvc double glazed rear door.

## First Floor

Landing, wall light point, corniced ceiling.

## Bathroom

Classic white suite comprising panelled bath, shower screen, telephone hand shower, pedestal wash hand basin, low flush wc, panelled radiator, fully tiled walls, ceramic tiled floor, hot press, pvc ceiling.

## Bedroom

9'5" x 8'1" (2.88 x 2.48)

Wood laminate floor, panelled radiator.

## Bedroom

10'8" x 9'6" (3.27 x 2.91)

Wood laminate floor, panelled radiator.

## Bedroom into Bay

15'7" x 14'7" (4.75 x 4.46)

Wood laminate floor, panelled radiator, corniced ceiling.

## Second Floor

Storage cupboard.

## Bedroom

15'10" x 11'7" (4.85 x 3.55)

Wood laminate floor, panelled radiator.

## Bedroom

10'10" x 9'4" (3.32 x 2.85)

Wood laminate floor, panelled radiator.

## Enclosed Rear Yard

Hard landscaped rear yard, outside light and tap.

## Outside

Gardens to front hard landscaped, mature hedging. Extensive south facing rear in mature lawn, shrubs, flower beds and mature hedging. Decked area.

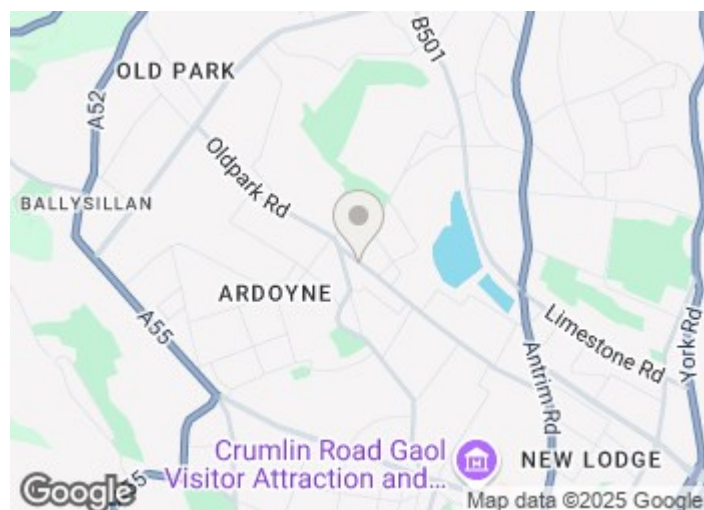
## Utility Room

7'5" x 7'10" (2.28 x 2.40)

Ceramic tiled floor, oil boiler.

## Separate WC

White suite wash comprising wash hand basin, wc, ceramic tiled floor.



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

