



59 Cavehill Road , Belfast, BT15 5BH

Offers Around £169,950

Re-modeled, Refurbished and Immaculately Presented Townhouse Overlooking "Queen Mary's Gardens".

Superbly positioned off the Cavehill Road and approx a 10 minute commute to the City Centre, this superb town house offers contemporary refurbished accommodation comprising 4 bedrooms, 24ft through lounge with oak style flooring and pvc double doors to the low maintenance rear, modern fitted kitchen and downstairs utility area/wc - a practical flexible space. The first floor offers a contemporary bathroom suite and 2 double bedrooms, master with delightful views and 2 further bedrooms on the second floor, bedroom 4 with velux style window and laminate wooden flooring. The property has been significantly improved and updated with recently installed gas central heating, rewiring, damp proof course and uPvc double glazed windows & doors.

Refurbished and presented with a contemporary eye to offer bright and modern accommodation within this grand period facade yet only 10 minutes to Belfast City Centre - Early Viewing is 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		
Northern Ireland	57	67
EU Directive 2002/91/EC		

59 Cavehill Road

, Belfast, BT15 5BH



- Re-modeled, Refurbished and Immaculately Presented Townhouse
- 24ft Through Lounge With PVC Double Doors To Low Maintenance Rear
- Recent Gas Heating, Wiring Improvements.
- Contemporary Home With Grand Period Facade 10 mins To City Centre
- Overlooking "Queen Mary's Gardens"
- Modern Kitchen With Built-in Appliances, Spacious Flexible Utility/WC
- Damp Proof Course, Excellent Energy Rating
- 4 Double Bedrooms
- Contemporary Bathroom Suite
- Delightful Aspect & Views Over "Queen Mary's Gardens"

Entrance Hall

Beveled glass door. Laminate wooden flooring.

Through Lounge

24'2 x 11 into bay (7.32m`0.61m x 3.35m into bay)

Laminate wooden flooring. Faux fireplace. Pvc double doors to rear.

Kitchen

12'5 x 6'4 (3.66m`1.52m x 1.83m`1.22m) Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in oven and ceramic hob, stainless steel extractor fan, fridge/freezer space, double panelled radiator.

Utility Room/WC

Plumbed for washing machine, tumble dryer space, pedestal wash hand basin,

low flush wc, shower cubicle, electric shower (damaged), panelled radiator, fully tiled walls, ceramic tiled floor.

First Floor

Contemporary Bathroom

Modern white suite comprising panelled bath, electric shower, shower screen, pedestal wash hand basin, low flush wc, pvc panelled walls, hot press / copper cylinder, chrome radiator.

Bedroom 1

10'2 x 9'6 (3.05m`0.61m x 2.74m`1.83m) Rear aspect.

Bedroom 2

15'8 x 11'9 (4.57m`2.44m x 3.35m`2.74m) Front aspect.

Second Floor

Bedroom 3

10 x 9'4 (3.05m x 2.74m`1.22m) Rear aspect. Velux window.

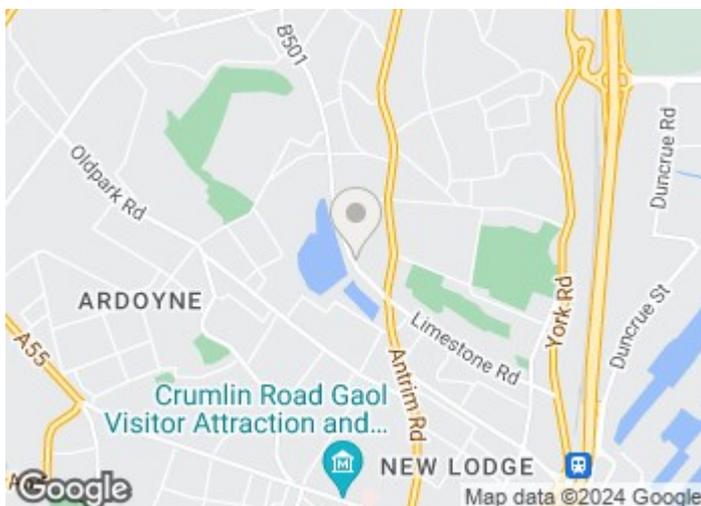
Bedroom 4

15'8 x 11'4 (4.57m`2.44m x 3.35m`1.22m) Front aspect. Velux window.

Outside

Front - Enclosed front in pavers.

Rear - Low maintenance rear in patio.



Directions



Floor Plan

59, Cavehill Road, BELFAST. BT15 5BH



Total Area: 107.5 m² ... 1157 ft²
 All measurements are approximate and for display purposes only

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-91% A		Very environmentally friendly - lower CO ₂ emissions 92-91% A	
91-81% B		81-91% B	
80-69% C		69-80% C	
57-67% D	57	57-67% D	
55-48% E		55-48% E	
45-38% F		45-38% F	
1-20% G		1-38% G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Northern Ireland	EU Directive 2002/91/EC	Northern Ireland	EU Directive 2002/91/EC

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