



13 Hopefield Avenue , Belfast, BT15 5AP

Offers Around £299,950

Stunning Double Fronted Town Terrace Refurbished To An Exceptional Standard.

A stunning double fronted red brick period town terrace sympathetically refurbished to an exceptional standard whilst retaining all that was good of its era. The present owners have created a grand home overflowing with luxury features offering the perfect family accommodation. The lovingly restored interior comprises 5 bedrooms, 2 double reception rooms with twin bays to front and lounge with feature portcullis door, luxury integrated kitchen incorporating range style cooker with 5 ring gas hob, first floor laundry room and spacious deluxe bathroom to first floor. The dwelling further offers separate wc, uPvc double glazed windows, gas central heating, antique marble fireplaces, extensive use of quality flooring throughout and has undergone a comprehensive modernisation programme in recent times. Delightful gardens with extensive rear combines with the grand restored accommodation to create the ideal family home - Early inspection 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	51	62
		EU Directive 2002/91/EC

13 Hopefield Avenue

, Belfast, BT15 5AP



- Stunning Double Fronted Town Terrace
- 5 Bedrooms
- 2 Through Reception Rooms
- Luxury Fitted Kitchen
- Deluxe Bathroom Suite
- Upvc Double Glazed Windows
- Gas Central Heating
- First Floor Laundry Room
- Extensive Rear
- Highest Presentation

Enclosed Entrance Porch

Original double storm doors, ceramic tiled floor.

Entrance Hall

Glazed vestibule door, double panelled radiator, oak flooring.

Lounge

27'5" x 12'0" into bay (8.37 x 3.67 into bay)
Twin Antique marble fireplaces, plumbed for gas, oak flooring, cornice ceiling, ceiling rose, double panelled radiator x 2, portcullis door double door to rear.

Living Room

27'2" x 12'6" into bay (8.30 x 3.83 into bay)
Double panelled radiator x 2, antique marble fireplace (not installed - plumbed for gas), recessed lighting, oak flooring, double door to rear.

Kitchen

11'9" x 11'9" (3.58 x 3.57)
Glass double doors, twin stainless steel sink unit, extensive range of low level units, stone & formica worktops, range style cooker with 5

ring gas hob, stainless steel canopy style extractor fan, fridge freezer and dishwasher space, feature radiator, recessed lighting, partly tiled walls, ceramic tiled floor.

First Floor

Landing, feature picture window.

Separate WC

Contemporary white suite comprising vanity unit, low flush wc, feature radiator, recessed storage, ceramic tiled floor.

Bathroom

Deluxe white suite comprising centre tap bath 16'0" x 9'8" (4.90 x 2.95) with wenge wood surround, fully tiled shower cubicle, shower unit, bench vanity unit with contemporary style sink, low flush wc, feature radiator, partly tiled walls, ceramic tiled floor.

Laundry Room

Plumbed for washing machine/tumble dryer, formica worktop, concealed gas boiler.

Bedroom

12'1" x 11'5" (3.69 x 3.50)
Panelled radiator, white marble fireplace.

Bedroom

11'2" x 12'11" (3.42 x 3.95)
Double panelled radiator x 2, panelled wall, marble fireplace.

Bedroom

13'0" x 11'10" (3.98 x 3.61)
Double panelled radiator x 2, panelled wall, marble fireplace.

Landing

Velux roof light, luggage room, built-in storage.

Bedroom

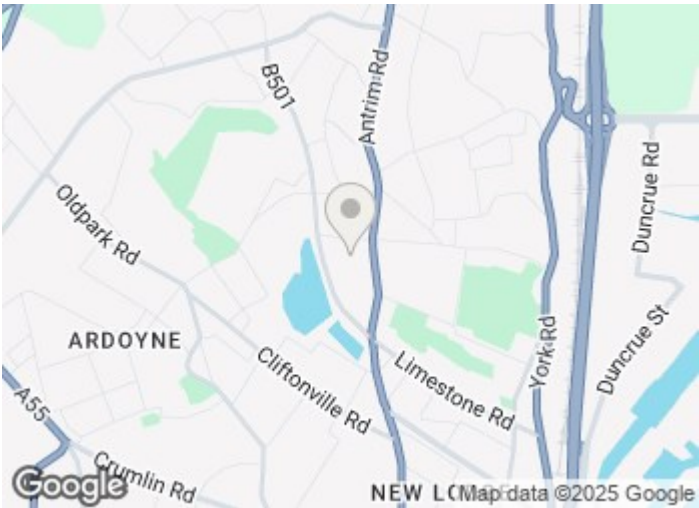
16'0" x 9'8" (4.90 x 2.95)
Twin Velux roof lights, panelled radiator, recessed lighting.

Bedroom

18'9" x 11'10" (5.73 x 3.61)
Twin Velux roof lights, panelled radiator, Victorian fireplace.

Outside

Brick paved front garden with mature hedging, landscaped rear garden in stones, mature lawn, garden room, outside light.



Directions



Floor Plan

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