ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE

5 Inver Avenue
, Belfast, BT15 5DG

Offers Over £195,000

An Exceptionally Fine End of Terrace Extensively Refurbished In This Sought After Cavehill Road Location.

A fabulous opportunity to purchase an extensively refurbished period end of terrace in this sought after Cavehill Road location. The richly appointed interior comprises 4 bedrooms, 2 reception rooms, superb integrated kitchen incorporating built-in oven and ceramic hob, fridge/freezer, dishwasher and contemporary white fully tiled bathroom. The dwelling further offers uPvc double glazed windows, gas central heating, extensive use of wood laminate and quality carpeted floor coverings and has benefited from a comprehensive modernisation programme to include rewiring, replumbing and replastering in recent years. With an excellent outside space with side path with gated access to rear combines with the ideal location conveniently positioned to many excellent local amenities this home will impress all who view - 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		53
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland   EU Directive 2002/91/EC

5 Inver Avenue
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- Exceptional End Of Terrace
- Superb Integrated Kitchen
- uPvc Double Glazed Windows

- 4 Bedrooms
- Gas Central Heating
- Completely Refurbished

- 2 Reception Rooms
- Contemporary White Bathroom

Entrance Hall
uPvc double glazed entrance door, ceramic tiled floor, double panelled radiator.

Lounge
12'10" x 12'0" into bay (3.93 x 3.66 into bay) Window seat, hole in wall fireplace, granite hearth, double panelled radiator, wood laminate floor.

Living Room
13'3" xz 10'9" (4.06 xz 3.30)
Double panelled radiator, ceramic tiled floor, uPvc double glazed patio doors.

OPENPLAN:

Kitchen
17'4" x 7'3" (5.29 x 2.21)
Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-under oven and ceramic hob, stainless steel canopy extractor fan, fridge/freezer, tall larder, integrated dishwasher, plumbed for washing machine, partly tiled walls, ceramic tiled floor, recessed lighting.

Dining Area - Under stairs cloaks, double panelled radiator.

First Floor
Landing

Bathroom
Contemporary white suite comprising panelled bath, shower screen, thermostatically controlled shower unit, telephone hand shower, drench shower, vanity unit, low flush wc, double panelled radiator, fully tiled walls, ceramic tiled floor, double panelled radiator, recessed lighting.

Bedroom
10'8" x 11'0" (3.26 x 3.36)
Panelled radiator.

Bedroom
10'6" x 16'5" (3.22 x 5.02)
Double panelled radiator.

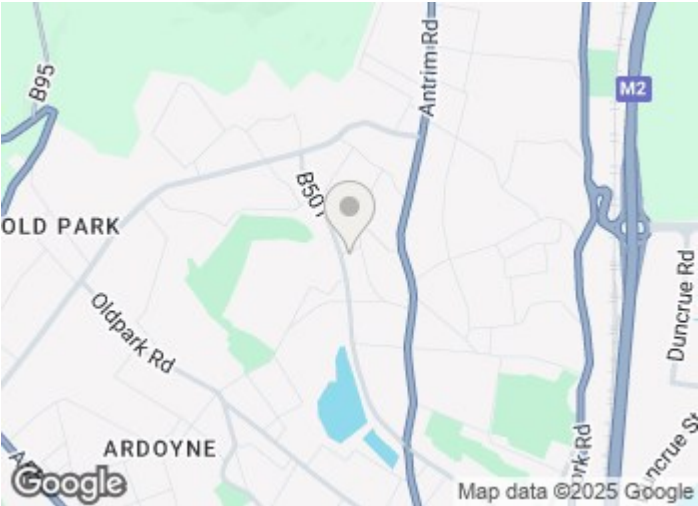**Second Floor**
Landing

Bedroom
10'8" x 10'9" (3.26 x 3.30)
Panelled radiator, Velux roof light,.
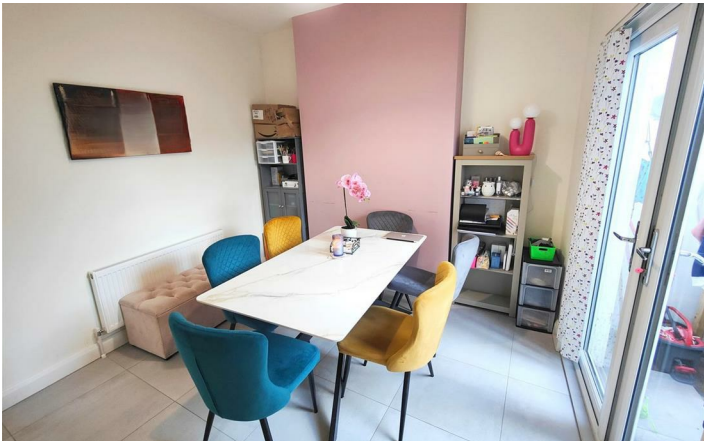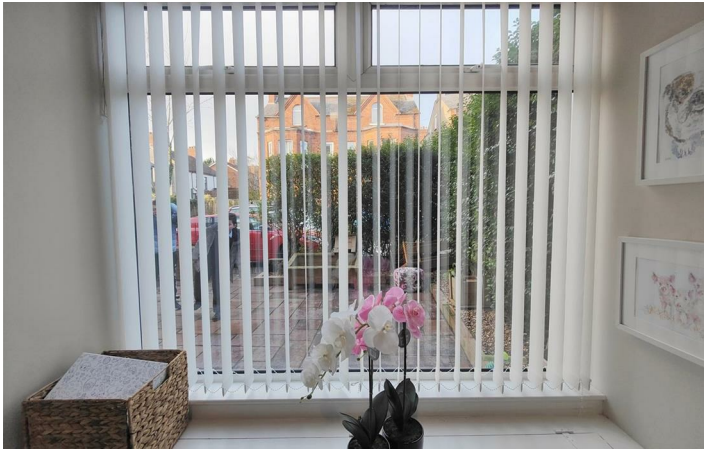
Bedroom
7'6" x 16'6" (2.30 x 5.03)
Dormer window.

Outside
Hard landscaped front in concrete pavers, side path, outside light, secure area with gated access to rear, hard landscaped enclosed rear yard, outside light and tap.

Directions

Map data ©2025 Google

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		53
(39-54) E	34	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		41
(39-54) E	26	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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