



## 87 Cedar Avenue , Belfast, BT15 5AT

**Offers Over £199,950**

Stunning Extended Refurbished Red Brick End Town House Moments From Queen Victoria Park.

Superbly positioned off the Cavehill Road with parks, leading schools, excellent shopping, cafes and public transport all within walking distance and the City just a short commute away this imposing Victorian end town house offers extensively refurbished accommodation comprising 4 bedrooms, lounge with original fireplace, bespoke integrated kitchen with built in oven and 4 ring gas hob, dish washer, washing machine, fridge freezer and breakfast bar open plan to informal dining/living space with skylight and pvc door to low maintenance rear gardens and contemporary white bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows, and has been stylishly presented throughout. To the rear is a private "city" garden.

This grand end terrace period home has been refurbished with flair and an eye for design all only moments from Queen Victoria Park and approx 10 minutes to Belfast City Centre - Early Viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
<b>Northern Ireland</b>	60	70
		EU Directive 2002/91/EC

# 87 Cedar Avenue

, Belfast, BT15 5AT



- Stunning Red Brick End Town House
- Open Plan To Informal Dining/Living
- Gas Central Heating
- Short Commute To City
- 4 Bedrooms Lounge
- Contemporary Bathroom Suite
- Door To Rear Garden
- Bespoke Fitted Kitchen
- Upvc Double Glazed Windows
- Prime Cavehill Road Location

### Entrance Porch

Composite entrance door, ceramic tiled floor, double panelled radiator.

### Entrance Hall

Vestibule door with leaded light detail, wood laminate floor.

### Lounge

15'5" x 11'1" into bay (4.72 x 3.40 into bay)  
Exposed timber flooring, picture rail, attractive original fireplace, double panelled radiator.

### Bespoke Kitchen

31'3" x 12'4" at widest (9.55 x 3.78 at widest)  
Stainless steel sink unit, extensive range of high and low level units, formica worktops, built in oven, 4 ring gas hob, stainless steel canopy extractor fan, integrated fridge freezer, dish washer, washing machine, tall larder, breakfast bar, understairs storage, pvc picture window, ceramic tiled flooring, pvc door to rear, feature radiator.

Open Plan to:

### Living/Dining

Multi fuel wood burning stove, exposed brick wall, recessed lighting, laminate wood flooring, skylight, built in storage, double panelled radiator, pvc door to rear.

### First Floor

Landing.

### Bathroom

Modern 4 piece white suite comprising panelled bath, telephone handset shower, walk in shower cubicle with thermostatically controlled drench style shower, low flush WC, vanity unit, ceramic tiled floor, partially tiled walls, double panelled radiator, recessed lighting, original fireplace, access to roofspace.

### Bedroom

11'5" x 10'4" (3.48 x 3.15 )  
Original fireplace, panelled radiator.

### Bedroom

14'5" x 15'9" into bay (4.40 x 4.81 into bay)  
Corniced ceiling, exposed brick wall, original fireplace, double panelled radiator.

### Second Floor

Landing.

### Bedroom

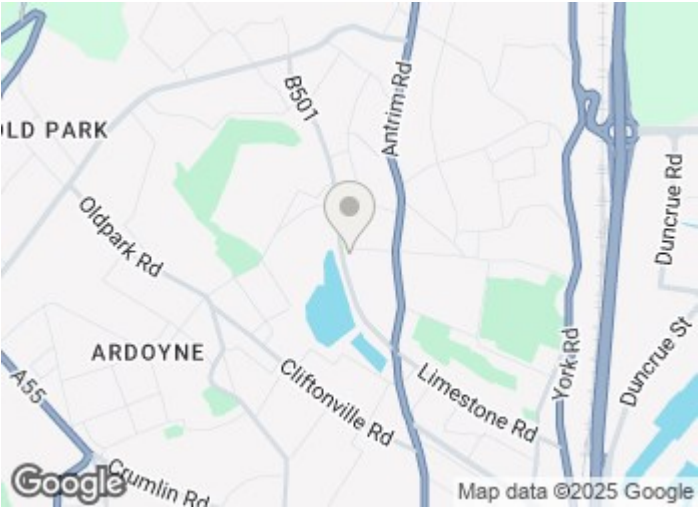
10'11" x 9'3" (3.34 x 2.84 )  
Velux style window, double panelled radiator.

### Bedroom

15'8" x 12'3" (4.79 x 3.74 )  
Original fireplace, double panelled radiator.

### Outside

Hard landscaped forecourt in tile pavers via ornate Victorian style gates & railings.  
Enclosed hard landscaped rear in stones and artificial grass,outside tap.



### Directions



Floor Plan

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