



19 Upper Cavehill Road , Belfast, BT15 5EZ

Offers Over £350,000

Stunning Refurbished Semi Detached Residence Holding A Prime Position Moments From The Cavehill Country Park.

A stunning semi detached residence holding a magnificent mature landscaped site with delightful gardens and views just moments from the Cavehill Country Park. The present owners have extensively refurbished and modernised this grand property creating the perfect family home. The generously proportioned accommodation comprises 4 bedrooms, lounge into bay plus spacious open plan living/dining room with full height patio doors to garden and luxury integrated kitchen. The dwelling further offers furnished downstairs cloakroom and deluxe family bathroom in white suite. The property has benefited from comprehensive improvement works in recent years including gas central heating, pvc double glazed windows and doors, pvc fascia & eaves, wiring improvements, replacement rainwater goods, oak internal doors, quality flooring and decoration throughout whilst still retaining many sought after period features. With leading schools, public transport, excellent shopping, Cavehill Tennis Club and the Cavehill Country Park all within walking distance this stunning family home offers a "show home" finish in this mature and sought after location - 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		EU Directive 2002/91/EC

19 Upper Cavehill Road

, Belfast, BT15 5EZ



- Stunning Refurbished Semi Detached Residence
- Open Plan Living Dining
- Recent Gas Heating Pvc Double Glazed Windows
- Moments From Cavehill Country Park
- 4 Bedrooms 2 Plus Reception Rooms
- Full Height Double Doors to Garden
- Extensive Landscaped Garden Beautiful Views
- Luxury Integrated Kitchen
- Deluxe 4 Piece Bathroom Suite
- Downstairs Furnished cloakroom

Entrance Hall

Composite double glazed entrance door, 3/4 panelled walls, recessed lighting, ceramic tiled floor, double panelled radiator.

Furnished Cloakroom

Modern white suite comprising low flush wc, pedestal wash hand basin, partially tiled walls, Lvf flooring.

Lounge into Bay

14'0" x 12'11" (4.29m x 3.94m)
Stone fireplace, inset real effect electric fire, double panelled radiator.

Kitchen

22'2" x 21'9" at widest (6.78 x 6.63 at widest)
Composite bowl and a half sink unit, extensive range of high and low level units, formica worktops, range style cooker with 5 ring gas hob, integrated extractor fan, fridge/freezer space, plumbed for washing machine, tall larder, wine rack, concealed gas boiler, partially tiled walls, wood laminate

floor, recessed lighting, feature radiator.

Open plan:

Living Room open plan Dining Room

22'2" x 21'9" (6.78 x 6.63)
Stone fireplace, wood laminate floor, feature radiator, pvc double doors.

First Floor

Landing, access to roofspace, 1/2 panelled walls.

Bedroom

10'11" x 12'9" (3.34 x 3.90)
Picture rail, wood laminate floor, panelled radiator.

Bedroom

12'11" x 10'8" (3.95 x 3.27)
Picture rail, wood laminate floor, panelled radiator.

Bedroom into Bay

15'7" x 12'6" (4.75 x 3.83)
Double panelled radiator.

Bedroom

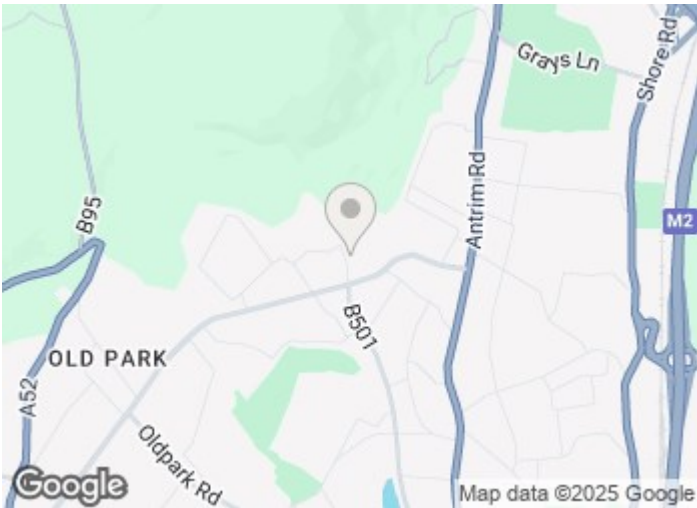
8'2" x 7'8" (2.50 x 2.35)
Panelled radiator.

Bathroom

Deluxe white bathroom suite comprising panelled bath, walk-in shower cubicle, thermostatically controlled drench style shower, telephone handset shower, vanity unit, low flush wc, feature radiator, ceramic tiled floor, partially tiled walls, recessed lighting.

Outside

Ornate "Art Deco" entrance gates to mature lawn, ample off street parking, extensive landscaped rear in patio's, pergola, mature lawn, vertical panel fencing, outside light and tap.



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.

