

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



38 CYPRUS AVENUE, BELFAST, BT5 5NT

OFFERS AROUND £850,000

A beautiful red brick double fronted detached residence on the world renowned Cyprus Avenue, situated on a beautiful tree lined street in the heart of East Belfast, within walking distance of Ballyhackamore, offering generous family accommodation and gardens.

Dating back to the early 1900s, this detached home offers many original period features, including high ceilings, attractive cornicing and centre pieces. On entry, the reception hall is both bright and spacious, leading to three generous reception rooms, including lounge with marble fireplace, living room with original carved wood fireplace, and good size dining room, all with attractive bay windows. The kitchen comprises of solid Oak wood units with granite worktops, five ring gas hob, extensive range of integrated appliances, ceramic tiled flooring, and patio doors to garden. Furthermore, the ground floor offers a good size utility room, boot room, cloakroom with modern shower room.

The first floor enjoys five bedrooms in total, including four double bedrooms. Family bathroom comprising of corner feature bath, large walk-in shower cubicle, fully tiled walls and ceramic tiled flooring. The second floor offers a further two double bedrooms, one with large Velux window, and luggage room offering additional storage on the top floor. The property further benefits from oil fired central heating, which includes a recently installed new oil fired boiler, uPVC double glazed windows, and covered courtyard to the rear of kitchen.

Situated on a superb site, sitting back from the road, and enjoying generous gardens, including two lawn areas to rear, attractive mature trees and tarmac driveway, leading to large detached garage. Ideal family home offering huge potential for further development in a much sought after residential area, the best of East Belfast within walking distance of the ever popular Ballyhackamore village and it's many attractive amenities, including schools and bus routes in Belfast city centre.



Key Features

- Excellent Red Brick Detached Residence Situated On A Superb Site In Cyprus Avenue
- Solid Oak Kitchen With Granite Worktops, Integrated Appliances And Patio Doors To Garden
- Shower Room To Ground Floor, And Family Bathroom To First Floor, With Bath And Shower
- Generous Gardens To Front And Rear, Tarmac Driveway And Large Detached Garage
- Three Generous Reception Rooms, Two With Fireplaces, And All With Attractive Bay Windows
- Seven Bedrooms Across The Second And Third Floor, Six Of Which Are Double Bedrooms
- Oil Fired Central Heating, Upvc Double Glazed Windows And Covered Courtyard To Rear Of Kitchen
- Ideal Location Close To The Popular Ballyhackamore Village And Bus Routes Into Belfast City Centre



Accommodation Comprises

Enclosed Porch

Tiled floor.

Hall

Storage cupboard under stairs. Walk-in store.

Cloakroom

8'7 x 6'9

Leading to:

Shower Room

Modern white suite comprising walk-in shower cubicle with electric shower and sliding shower doors, vanity unit with mixer tap, low flush WC. PVC panelled walls. PVC ceiling with recessed spotlighting.

Living Room

15'7 x 13'2

(at widest point) Attractive fireplace with tiled inset and granite hearth.

Lounge

20'8 x 13'3

(into bay) Mock fireplace with marble surround and hearth.

Dining Room

15'4 x 12'0

(into bay)

Kitchen Dining

18'8 x 11'1

Extensive range of high and low level solid Oak wood units, granite work surfaces with upstands and single drainer to inset stainless steel sink unit with mixer tap, 4 ring gas hob with granite splashback and integrated hood, built-in under oven and housing for microwave, full length integrated fridge, integrated dishwasher and pullout spice drawer, ceramic tiled flooring. Patio doors to garden.

Utility Room

11'2 x 8'9

Range of matching high and low level units, granite effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, space for dryer, part tiled walls, oil fired boiler, ceramic tiled flooring. Access to covered courtyard.

Bootroom

13'0 x 5'2

Range of high and low level units with work surfaces and shelving. Tiled flooring.

First Floor

Landing

Bedroom 1

15'7 x 13'2

(into bay)

Bedroom 2

15'3 x 13'3

(into bay)

Bedroom 3

12'8 x 11'9

Bedroom 4

13'3 x 12'3

Bedroom 5

10'9 x 8'1

Range of built-in robes.

Bathroom

Classic white suite comprising corner panelled bath with mixer tap and telephone shower, large walk-in shower cubicle with electric shower and sliding shower doors, pedestal wash hand basin with low flush WC, fully tiled walls, ceramic tiled flooring. Timber panelled ceiling with recessed spotlighting.

Separate WC

Low flush WC, half wood panelled walls, timber panelled ceiling.

Second Floor

Landing

Bedroom 6

13'4 x 10'2

(average) Large velux window.

Bedroom 7

13'3 x 9'9

(average)

Luggage Room

Outside

Front garden with lawn, flowerbeds, mature shrubs and generous tarmac driveway. Enclosed rear garden with generous paved area and two separate lawn areas with flowerbeds, boundary fence, hedging and mature trees. Outside tap. Tarmac driveway to side leading to:

Enclosed Courtyard

17'4 x 13'1

Paved with corrugated plastic roof.

Large Detached Garage

18'5 x 14'6

Light and power.











While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plans produced using Planity.

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	38	46
	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYNAHINCH
028 9756 1155

CAUSEWAY COAST
0800 644 4432

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYHACKAMORE
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028 9066 1929



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