



777 Antrim Road, Belfast, BT36 7JN

Offers Over £649,950

- Magnificent detached villa in highly regarded area
- 3 Separate reception rooms (opportunity in basement area to use as self contained apartment)
- Oil fired central heating/ Double glazing in uPVC frames
- Stunning views of Golf Course, Belfast Lough and Cavehill
- Ground Floor cloaks / Garage
- 6 Bedrooms (1 with ensuite shower room)
- Spacious conservatory overlooking Fortwilliam Golf Course
- Luxury bathroom with modern white suite
- Utility room & gym area with shower room on lower ground floor
- Highest standard of presentation throughout

777 Antrim Road, Belfast BT36 7JN

This luxurious detached villa, constructed circa 1999, enjoys a prime position within one of North Belfast's most well regarded residential locations. Finished to an exceptionally high standard throughout, the property offers bright, spacious and beautifully presented accommodation perfectly suited to modern family living.

The home benefits from stunning elevated views over Fortwilliam Golf Course, Cave Hill and Belfast Lough, creating a wonderful sense of space and tranquillity. Conveniently located close to a range of excellent schools, churches and public transport links, the property also enjoys easy access to Cave Hill Country Park and nearby golf facilities, making it ideal for families and outdoor enthusiasts alike.

Internally, the accommodation which extends to approximately 3229sq ft has been thoughtfully designed while providing generous living and entertaining space. The quality of finish and attention to detail are evident throughout, ensuring a home ready for immediate occupation.

In addition to its appeal as a superb family residence, the property also offers excellent opportunity to provide accommodation for an elderly parents/ teenagers due to its desirable location and proximity to local amenities. Combining luxury, convenience and breathtaking surroundings, this outstanding villa represents a rare opportunity to acquire a prestigious home in a highly sought-after area.



Council Tax Band: Northern Ireland



Ground Floor

Reception Porch

Luxury floor tiling, timber ceiling, downlighters, leaded glass windows

Generous Reception Hall

Polished wood flooring, cornicing, downlighters

Cloaks

W/C, pedestal wash hand basin, luxury floor tiling, extractor fan

Family Room

17'0 x 12'9 (into bay)

Polished wood flooring, cornicing, feature cast iron fireplace, polished pine surround, glazed double doors

Conservatory

18'0 x 9'10

Luxury floor tiling, magnificent views of Belfast Lough and over looking Fortwilliam golf course

Dining Room

15'10 x 10'8

Kitchen

14'8 x 12'10

Range of high and low level units, marble worksurfaces incorporating twin drainer and matching splashback, Jaw box sink with mixer tap, boiling water tap, inlaid hob unit and oven, stainless steel extractor fan, dishwasher, island unit/breakfast bar, display units, fridge and freezer, luxury floor tiling, magnificent views of Belfast Lough, access to conservatory, 1/2 door

First Floor

Drawing Room

21'8 x 12'6

Feature cast iron fireplace, tiled inset, veranda overlooking golf course, double glazing patio doors, cornicing

Landing

Storage/ linen cupboard, cornicing, downlighters, access to roofspace, views of Cavehill

Bedrooms (1)

21'6 x 12'8

Cornicing, downlighters, double glazing patio doors, views of Fortwilliam Golf Course, built in mirror slide robes, polished wood flooring

Ensuite Shower Room

Low flush W/C, pedestal wash hand basin, shower unit with controlled shower, overhead rain shower, polished wood flooring, tiling, downlighters, extractor fan

Bedroom (2)

14'4 x 10'9

Polished wood flooring, built in mirror slide robes, views of Fortwilliam Golf Course

Bedroom (3)

10'10 x 9'7

Polished wood flooring, built in robes, views of Fortwilliam Golf Course

Bedroom (4)

12'10 x 10'3

Built in robes, polished wood flooring

Bathroom

Luxury white suite, freestanding oval bath with mixer tap and shower attachment, W/C, wall hung vanity unit, shower unit with overhead rain shower and separate mixer tap, luxury wall and floor tiling, downlighters, extractor fan, modern towel rail, display shelving

Lower Ground Floor

(May be used as a separate self contained apartment)

Bedroom (5)

14'7 x 12'9

Polished pine flooring, downlighters, storage

Bedroom (6)

21'2 x 12'0

Polished wood flooring

Utility Area

17'0 x 9'8

Built in units, laminate worksurfaces, single drainer stainless steel sink unit with mixer taps, inlaid hob unit, plumbed for washing machine, luxury floor tiling, extractor fan, downlighters

Gym Area

Luxury floor tiling

Shower Room

Luxury W/C, pedestal wash hand basin, luxury floor tiling, shower unit with controlled shower

Outside

Front: plants, trees and shrubs, low maintenance stones, electronically controlled double entrance gates
Side: plants, trees and shrubs, lawn, enclosed, view of Cavehill, generous car parking space
Rear: low maintenance stones, extensive car parking, light and tap, oil storage tank, views

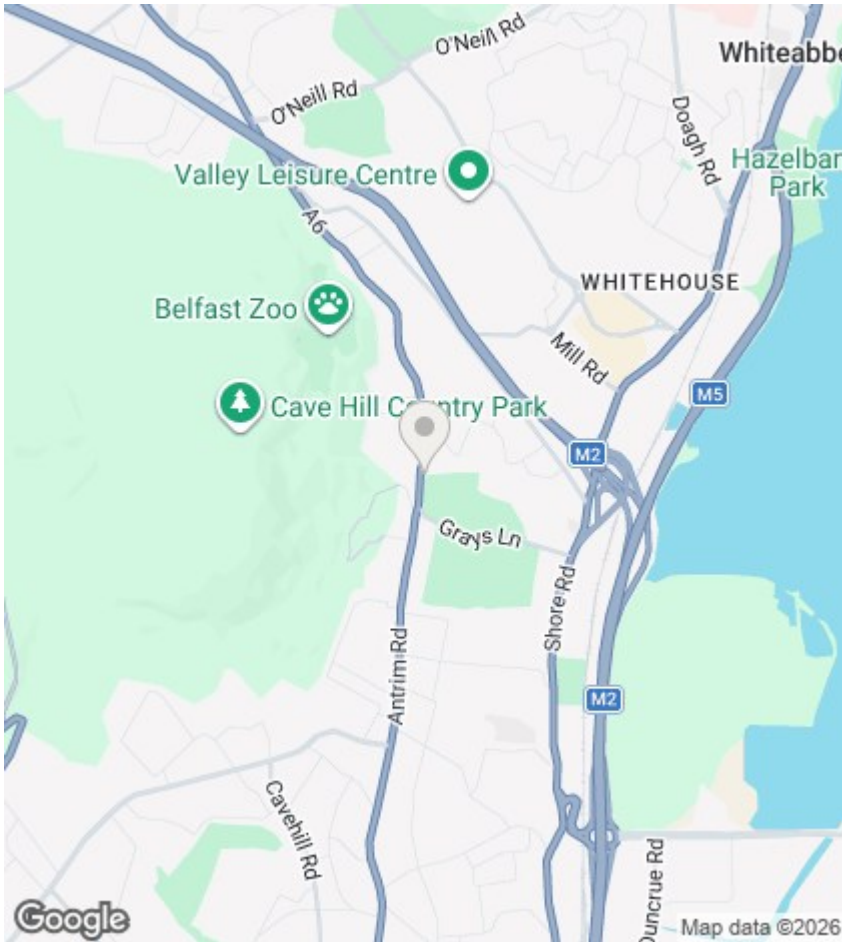
Garage

17'5 x 14'9

Remote sectional up and over door, light and power, oil fired boiler

Generous Reception Room

Polished pine flooring, downlighters



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

