



211 Cavehill Road, Belfast, BT15 5BQ

Offers Over £209,950

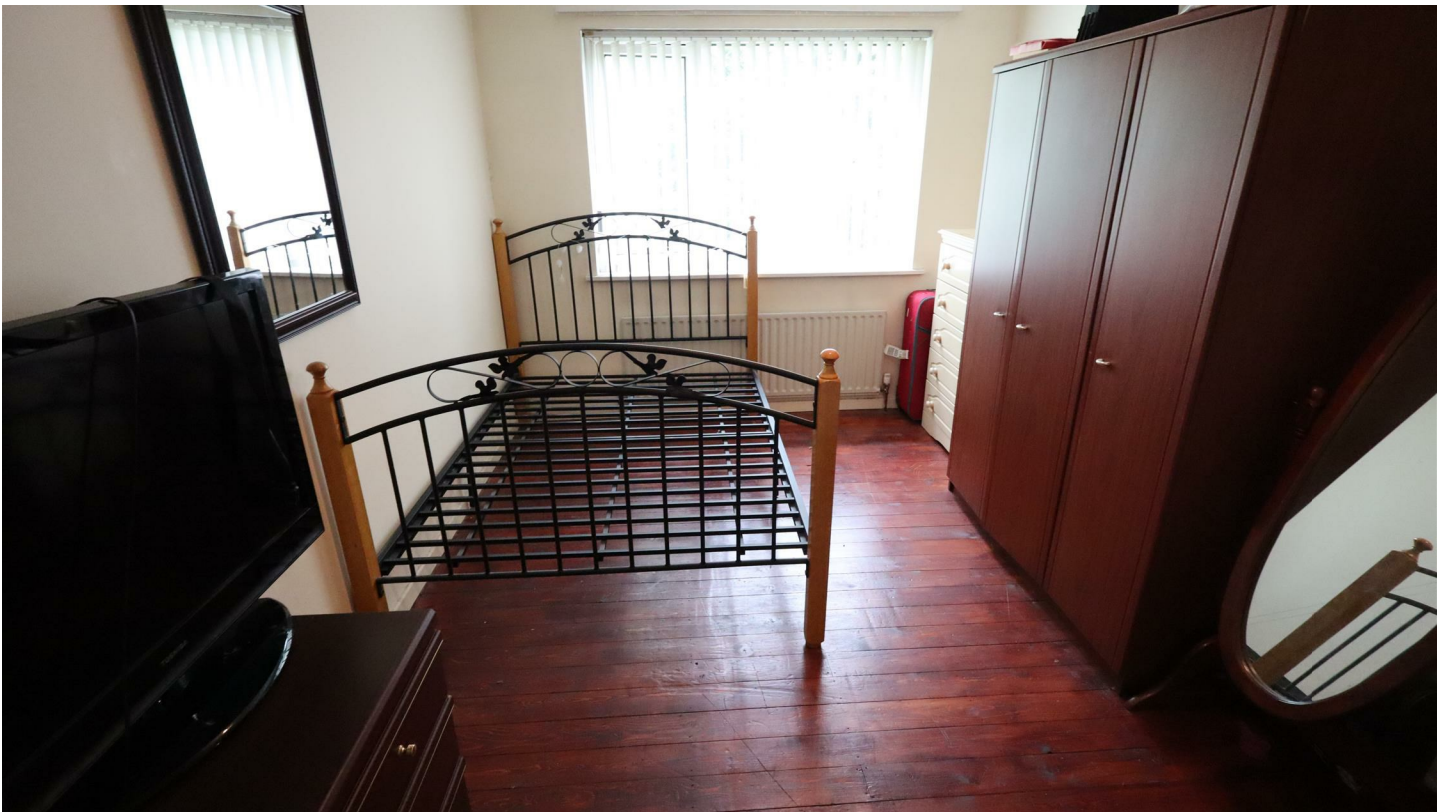
- Semi detached villa in highly popular and convenient location
- Lounge
- Shower Room
- Double glazing in uPVC frames
- Enclosed garden to rear
- 3 Bedrooms
- Open plan Kitchen/Dining room
- Gas fired central heating
- Tarmacked driveway to front and side
- In need of some modernisation and has been priced accordingly

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Occupying a popular and convenient residential location, this three bedroom semi detached villa presents an excellent opportunity for first-time buyers, families, or investors alike. The accommodation comprises a bright and spacious lounge, an open plan kitchen and dining area, three comfortable bedrooms and a shower room. Further benefits include gas fired central heating and uPVC double glazing. Externally, the property enjoys a generous tarmacked driveway extending to the front and side, providing ample off-street parking, along with a fully enclosed rear garden offering a safe and private outdoor space. While the property would benefit from some upgrading and modernisation, it has been realistically priced to reflect the work required, making it an attractive prospect with great potential.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

uPVC front door

Lounge

14'7 x 13'4

Laminate wood flooring, under stair storage, cornicing

Kitchen/Dining room

16'5 x 13'4

Range of high and low level units, round edge work surfaces, single drainer stainless steel sink unit with mixer tap, wall tiling, ceramic tiled flooring, gas hob, stainless steel extractor hood, plumbed for washing machine

First Floor

Landing

Access to roofspace, built in storage cupboard with Worcester gas boiler

Bedroom (1)

13'5 x 8'11

Solid wood flooring

Bedroom (2)

14'8 x 9'0

Solid wood flooring

Bedroom (3)

9'11 (largest point) x 7'1

Shower Room

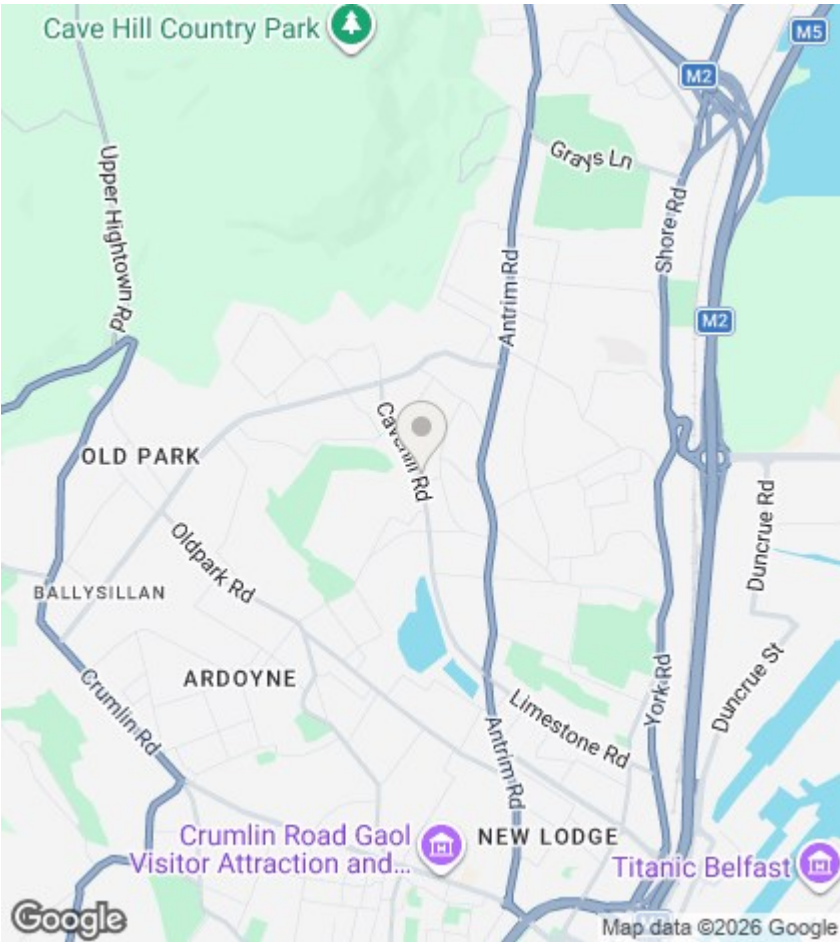
Shower unit, controlled shower, glazed shower screen, low flush W/C, pedestal wash hand basin, chrome heated towel rail, wall panelling, ceramic tiled flooring, panelled ceiling

Outside

Front: Tarmacked driveway, in lawn, trees, plants and shrubs

Side: Tarmacked driveway, outside tap, outside light,

Rear: Enclosed, in lawn, paving, trees, plants and shrubs, shed



Directions

Viewings

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

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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