



'Ingleside', 6 Old Cavehill Road, Belfast, BT15 5GS

- Period, Semi Detached, Family Home
- Kitchen Through Dining Room
- Principal Suite With Walk-In Wardrobe & En Suite
- Gas Heating; Double Glazing
- Fully Enclosed Rear Garden
- Four Bedroom; Two+ Reception
- Utility Room; Furnished Cloakroom
- Separate Family Bathroom
- Private Driveway; Detached Garage
- Convenient, Well Sought After Location

Offers Over **£345,000**

EPC Rating E



6 Old Cavehill Road, Belfast, BT15 5GS



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

Hardwood, panelled front door with glass fanlight over. Quarry tiled floor. Feature height ceiling with coving, continuing throughout majority of property. Glass panelled door with matching side screens and fanlight over, leading to:

#### ENTRANCE HALL

Wood laminate floor covering. Stairwell to upper floors. Access to under stairs store.

#### LOUNGE 15'9" x 11'9"

Bay window to front elevation. Open fire in tiled fireplace with contrasting tiled hearth and antique surround.

#### FAMILY ROOM 11'6" x 10'9"

Open fire in cast iron fireplace with tiled hearth and timber surround. Wood laminate floor covering.

#### KITCHEN WITH INFORMAL DINING AREA 21'7" x 10'0"

Modern fitted kitchen with range of high and low level storage units with contrasting, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel splashback and extractor hood over. Integrated, double oven, microwave oven, dishwasher and fridge freezer. Splashback tiling to walls. Tiled floor. PVC double glazed door to rear garden.



### **UTILITY ROOM 7'2" x 5'11"**

Range of fitted high and low level storage units with contrasting, melamine work surface. Stainless steel sink unit with draining bay. Space for fridge. Plumbed and space for washing machine. Space for tumble dryer. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Access to roof space. Tiled floor.

### **FURNISHED CLOAKROOM**

White, two piece suite comprising wash hand basin and WC. Chrome towel radiator. Half tiling to walls. Tiled floor.

### **FIRST FLOOR**

#### **LANDING**

Access to hot press and roof space. Stairwell to half landing.

#### **BEDROOM 4 10'2" x 8'6" (wps)**

Access to roof space.

#### **FULLY TILED BATHROOM**

White, four piece suite comprising panelled bath, separate, oversized shower enclosure, pedestal wash hand basin and WC. Electric shower. Chrome towel radiator.

#### **HALF LANDING**

Stairwell to second floor.

#### **PRINCIPAL BEDROOM 17'3" x 15'9" (wps)**

Bay window to front elevation.

#### **WALK IN WARDROBE**

#### **DELUXE FULLY TILED ENSUITE BATHROOM**

Contemporary, white, four piece suite comprising panelled bath, separate shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator.

### **SECOND FLOOR**

#### **LANDING**

Access to under eaves storage.

#### **BEDROOM 2 16'7" x 12'2"**

Dual aspect windows.

#### **BEDROOM 3 11'6" x 10'9"**

Access to roof space.

### **EXTERNAL**

Generous sized private driveway area finished in asphalt and cobbles.

Front garden finished in lawn and raised bed.

Range of plants, trees and shrubbery.

Entrance porch.

External lighting.

Fully enclosed rear garden, finished in lawn, paved patio area and cobbles.

Outside taps.

External power points.

### **DETACHED GARAGE 18'4" x 11'6"**

PVC coated, roller shutter door. Separate service door. Power and light.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

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.





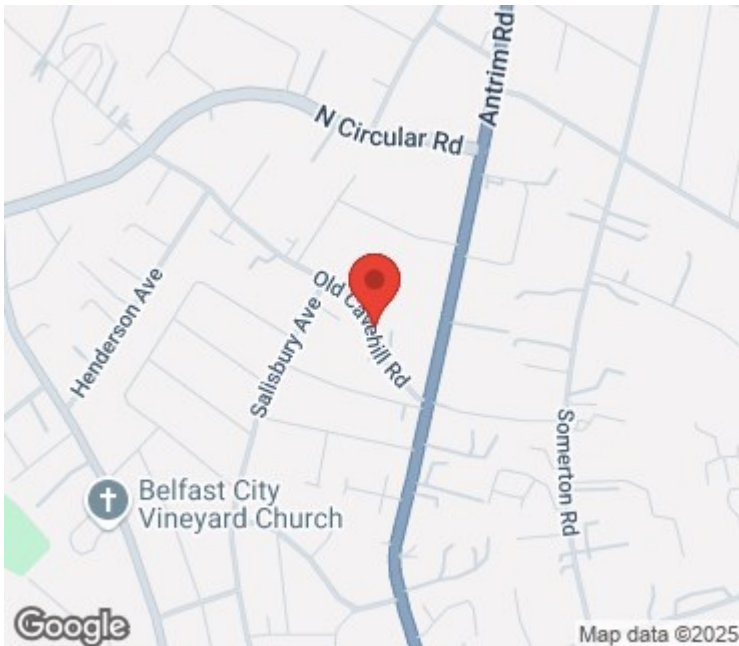
**Immaculately presented, three storey, period, semi detached home, situated within the well-sought after, tree-lined, Old Cavehill Road area, Antrim Road, North Belfast.**

**The property comprises entrance porch, entrance hall, bay fronted lounge, family room, kitchen through dining room, utility room, furnished cloakroom, four well-proportioned bedrooms, to include principal bedroom with walk-in wardrobe and fully tiled en suite bathroom, and separate fully tiled family bathroom.**

**Externally, the property enjoys generous sized private driveway, garage, and fully enclosed rear garden.**

**Other attributes include gas heating and double glazing.**

**Early viewing highly recommended to avoid disappointment.**



### 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>		<b>64</b>
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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