

## 4 Innisfayle Park , Belfast, BT15 5HS

**Offers Over £424,950**

A Fantastic Extended Red Brick Detached Family Residence Nestled At The Foot Of Belfast's Cavehill.

A fantastic extended period detached residence situated within what is commonly regarded as one of North Belfast's premier addresses nestled at the foot of Belfast's Cavehill. Once inside the welcoming entrance hall with feature wood paneling and cloakroom the inviting accommodation comprises 4 generous bedrooms, master with range of built-in slide robes, bedroom 3 with stunning roof terrace and wood burning stove, 3 plus reception rooms to include lounge with feature window seat, living room with natural stone fireplace, through lounge with Italian Marble fireplace and pvc sliding doors to the delightful rear, bespoke luxury Ash kitchen with granite worktops, informal dining, downstairs wc and deluxe 4 piece bathroom suite with Jacuzzi style bath. The dwelling further offers downstairs furnished cloakroom, single and uPvc double glazed windows, oil fired central heating, alarm system, superb roofspace with triple velux windows and many fine feature synonymous with its time. Tranquil mature private gardens with detached garage combine with the perfect location affording access to leading schools, public transport Cavehill Country Park and Fortwilliam Golf Course all within walking distance. A charming family home which will captivate all who view - 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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 4 Innisfayle Park

## , Belfast, BT15 5HS



- Fantastic Extended Red Brick Detached Residence
- Deluxe 4 Piece Bathroom Suite
- Roof Terrace Superb Roofspace
- Most Sought After Location
- 4 Bedrooms 3 Plus Receptions
- Single & Upvc Double Glazed Windows
- Detached Garage
- Bespoke Luxury Kitchen
- Oil Fired Central Heating
- Private Tranquil Gardens

### Entrance Hall

Hardwood entrance door, exposed timber flooring, period oak panelled walls, double panelled radiator,

Walk in cloakroom, alarm system.

### Lounge

16'3" x 12'7" into bay (4.97 x 3.84 into bay)

Picture rail, original mahogany fireplace with tiled hearth, window seat, double panelled radiator.

### Living Room

16'1" x 12'4" (4.92 x 3.78 )

Natural stone fireplace, picture rail, double panelled radiator.

### Through Lounge

21'3" x 10'4" (6.48 x 3.17)

Italian marble fireplace, picture rail, palace velvet pure wool carpets, panelled radiator, pvc sliding doors.

### Kitchen

21'7" x 11'0" at widest (6.60 x 3.36 at widest)

Bowl and a half stainless steel sink unit, extensive range of Ash high and low level units, tall larder, granite worktops, feature display cabinets, 6 ring gas hob range style cooker, stainless steel canopy style extractor fan, fridge/freezer space, plumbed for dish washer, plumbed for washing machine, wine rack above, partly tiled walls, ceramic tiled floor, pvc ceiling, recessed lighting, hardwood door to rear.

### Furnished Cloakroom

Fully tiled white suite comprising low flush wc, ceramic tiled floor.

### First Floor

Landing, bevelled picture window, access to roofspace.

### Roofspace

13'8" x 6'10" (4.17 x 2.10)

Triple velux windows, under eaves storage, wood laminate floor.

### Bathroom

Fully tiled deluxe 4 piece bathroom suite comprising jacuzzi style bath, shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, bespoke storage, fully tiled walls, feature radiator, ceramic tiled floor, recessed lighting, low flush wc,

### Bedroom

13'4" x 11'6" (4.07 x 3.51 )

Built in storage, panelled radiator.

### Bedroom

14'0" x 11'11" (4.29 x 3.65)

Built in storage, picture rail, double panelled radiator.

### Bedroom

10'8" x 8'10" (3.26 x 2.70)

Built in storage, panelled radiator, vanity unit.

### Bedroom

10'9" x 10'3" (3.29 x 3.14 )

Wood laminate floor, exposed brick wall, panelled radiator, multi fuel wood burning stove, pvc sliding doors to roof terrace.

### Roof Terrace

Timber decking, railings.

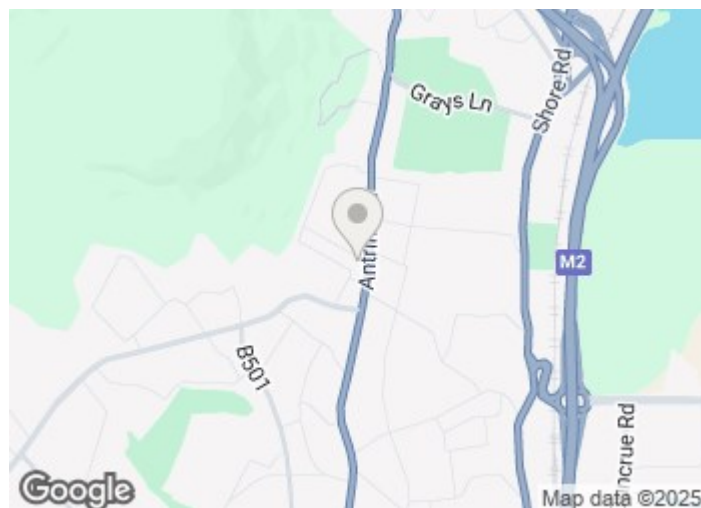
### Detached Garage

15'0" x 8'9" (4.58 x 2.67)

Up and over door..

### Outside

Tarmac driveway parking. Mature private gardens, heavily screened in lawns, shrubs, trees and flowerbeds, hard landscaped paths and patio areas, outside light.



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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