CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE









601 Antrim Road , Belfast, BT15 4DX

Offers Over £500,000

A Charming Detached Period Residence Circa1880 Affording Substantial Mature Grounds Within This Much Admired Section Of The Antrim Road.

Nestling in the heart of substantial mature grounds set within this most cherished section of the Antrim Road 601 Antrim Road exudes all that was great of its era, a time when Belfast was in it heyday. The generously proportioned interior affording both formal and informal areas comprises 3 bedrooms, 3 reception rooms two into bay, fitted kitchen with utility room and family bathroom to first floor. The dwelling further offers conservatory, downstairs wet room, furnished cloakroom, oil fired central heating a substantial double garage with obvious potential and a truly tranquil setting. The most convenient location with leading schools, public transport, Fortwilliam Golf Course, Cavehill Country Park and the city all within walking distance combines with the possibility of development subject to planning approval to make this a once in a lifetime opportunity - Immediate viewing strongly recommended.

				Current	Potenti
Very energy efficie	nt - lower runnir	g costs			
(92 plus) A					
(81-91)	3				
(69-80)	C				
(55-68)	D				
(39-54)		E			
(21-38)		F			
(1-20)			G		
Not energy efficier	t - higher runnin	g costs			

601 Antrim Road

, Belfast, BT15 4DX













- · Charming Period Detached Residence Circa 1880
- · Family Bathroom Downstairs Wet Room
- Principal Bedroom With Ensuite
- · Development Potential

- · 3 Bedrooms 3 Reception Rooms
- · Oil Fired Central Heating
- · Double Garage

- · Kitchen Utility Room
- · Substantial Mature Grounds
- · Highly Regarded Location

Open Entrance Porch

Solid Entrance Door, original tiled floor.

Entrance Hall

Clazed vestibule door, panelled radiator.

White suite comprising, vanity unit, low flush wc, fully

Through Lounge into Bay

26'4" x 13'6" (8.04 x 4.12)

Attractive hardwood fireplace, marble inset, leaded light window, double glazed french door, 3 double panelled radiators, cornice ceiling.

Drawing Room into Bay

14'4" x 14'0" (4.37 x 4.27)

Feature radiator.

Dining Room

14'5" x 11'7" (4.40 x 3.54)

Feature radiator, plater detailing to ceiling.

Conservatory

Raised flower beds

Kitchen

13'4" x 9'6" (4.07 x 2.91)

Single stainless steel sink unit, range of units, quartz worktops, high level double oven and gas hob, stainless steel canopy extractor fan.

Dining area.

Lobby

Ceramic tiled floor, fridge freezer space, upvc double 13'5" x 11'5" (4.10 x 3.48) glazed rear door.

Utility Room

9'0" x 7'10" (2.76 x 2.39)

Belfast sink unit, range of built-in presses, fridge/freezer space, oil boiler.

First Floor

Landing, panelled radiator, picture window, hot press, Outside corniced ceiling.

Bathroom

Coloured suite comprising shower cubicle, pedestal wash hand basin, low flush wc. bidet, partly tiled walls, panelled radiator.

Separate Wc

Matching low flush wc.

Bedroom

14'5" x 11'2" (4.40 x 3.42)

Double panelled radiator.

En Suite Shower Room

Coloured suite comprising shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, partly tiled walls, pvc panelled ceiling, chrome radiator, recessed lighting,

13'8" x 11'10" (4.17 x 3.62)

Panelled radiator.

Bedroom

Panelled radiator.

Roof Space

Partly floored.

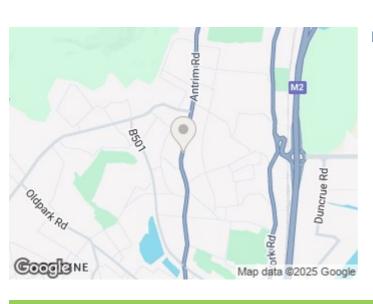
Attached Garage

23'5" x 15'3" (7.14 x 4.66)

Panelled radiator.

Substantial gardens heavily stocked in mature shrubs, trees, flower beds and lawns with extensive patio

Timber garage, driveway, ample carparking outside light and tap.



Directions











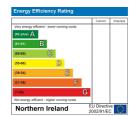






Floor Plan

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