



601 Antrim Road , Belfast, BT15 4DX

Offers Over £500,000

A Charming Detached Period Residence Circa 1880 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 its 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.

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		
Northern Ireland		EU Directive 2002/91/EC

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

Glazed vestibule door, panelled radiator.

Wet Room

White suite comprising, vanity unit, low flush wc, fully tiled walls.

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 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, 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.

Bedroom

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

Panelled radiator.

Bedroom

13'5" x 11'5" (4.10 x 3.48)

Panelled radiator.

Roof Space

Partly floored.

Attached Garage

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

Panelled radiator.

Outside

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

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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

