

GERARD MCCLINTON

ESTATE AGENT



7 Madison Avenue, Belfast, BT15 5BX

Offers in the region of £295,000





7 Madison Avenue

Belfast, BT15 5BX

- Stunning Renovated Townhouse Finished to An Impeccable Standard
- Two Boutique Style Bathrooms
- Contemporary Fitted Kitchen With Extensive Range of Appliances & Bi Fold Doors to the Rear
- Four Generous Bedrooms, Original Fireplaces, Stunning Decor
- Composite Deck, Feature Wall Lighting, Sockets - An Incredible Entertainment Space
- Striking Entrance Hall with Black & White Tiled Floor, Wood Panelling and Decorative Coving
- Beautiful Open Plan Living Dining Space With Feature Fireplace
- Separate Utility Space with Plumbing for Washing Machine & Tumble Dryer.
- Gas Central Heating, Double Glazing, Damp Proof Course, Extra Insulation Added
- This Is A Stunning Example How To Combine Character Property With Modern Life

Occupying a prime position just off the ever-popular Cavehill Road, this exceptional townhouse has been transformed through an extensive programme of renovation and refurbishment, resulting in a home of remarkable style, quality and character. Seamlessly blending period charm with contemporary luxury, every detail has been carefully considered to create a residence that is both elegant and practical for modern family living.

The moment you step through the front door, the standard of finish is immediately apparent. A striking entrance hall sets the tone with its classic black and white tiled floor, decorative coving and beautiful wall panelling, creating a warm and sophisticated first impression.

At the heart of the home lies a magnificent open-plan living and dining space, where generous proportions, a feature fireplace and exquisite décor combine to create the perfect environment for both relaxing and entertaining. The contemporary fitted kitchen has been thoughtfully designed with an extensive range of integrated appliances and opens effortlessly to the rear through bi-fold doors, flooding the space with natural light and creating a seamless connection between indoors and out.

Further enhancing the practicality of the home is a separate utility area with plumbing for laundry appliances, while two beautifully appointed boutique-style bathrooms provide a luxurious retreat for everyday living.

The accommodation extends to four generously proportioned bedrooms, many retaining original fireplaces and period features that celebrate the property's heritage while complementing the home's stylish modern finish.

Outside, the rear garden has been expertly designed as an outstanding entertainment space. A composite deck, feature wall lighting and integrated power points create the perfect



Entrance Hall

Open plan living dining room 25'3" x 10'11" (7.7 x 3.34)

Kitchen 11'10" x 7'7" (3.63 x 2.32)

First floor

Bathroom 8'3" x 7'1" (2.52 x 2.178)

Master Bedroom 14'4" x 14'2" (4.39 x 4.34)

Bedroom 2 10'11" x 8'3" (3.35 x 2.54)

Second floor

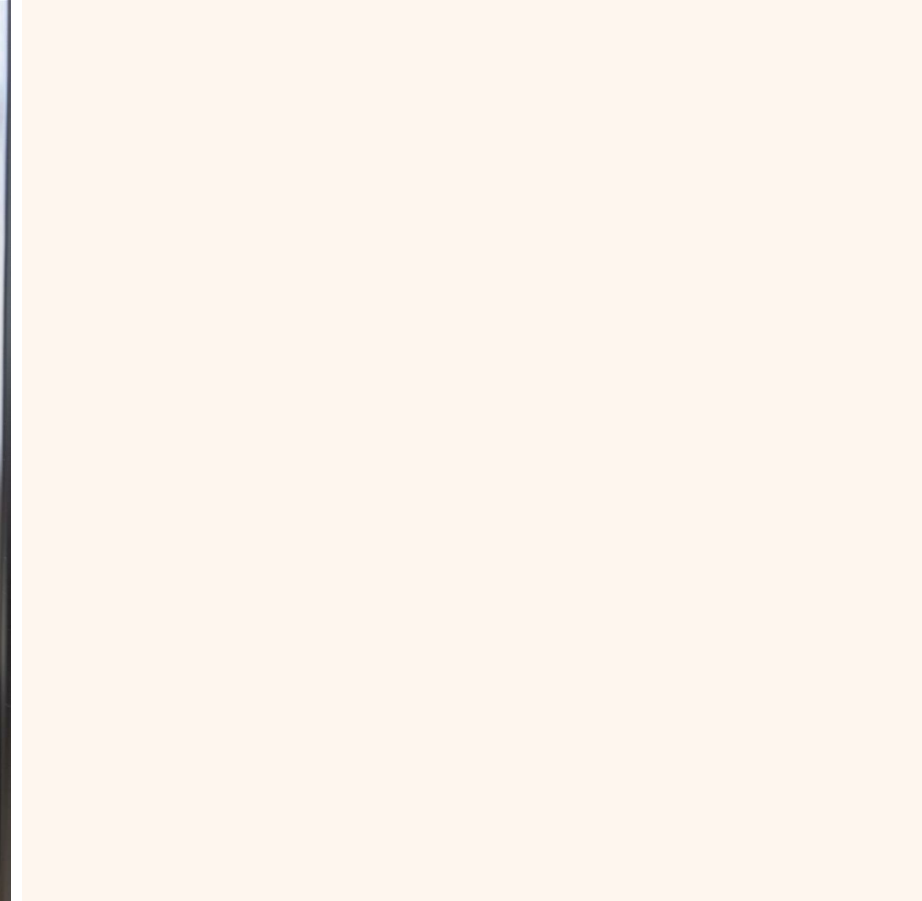
Shower room 6'2" 6'11" (1.9 2.125)

Bedroom 3 14'6" x 11'5" (4.42 x 3.48)

Bedroom 4

Outside





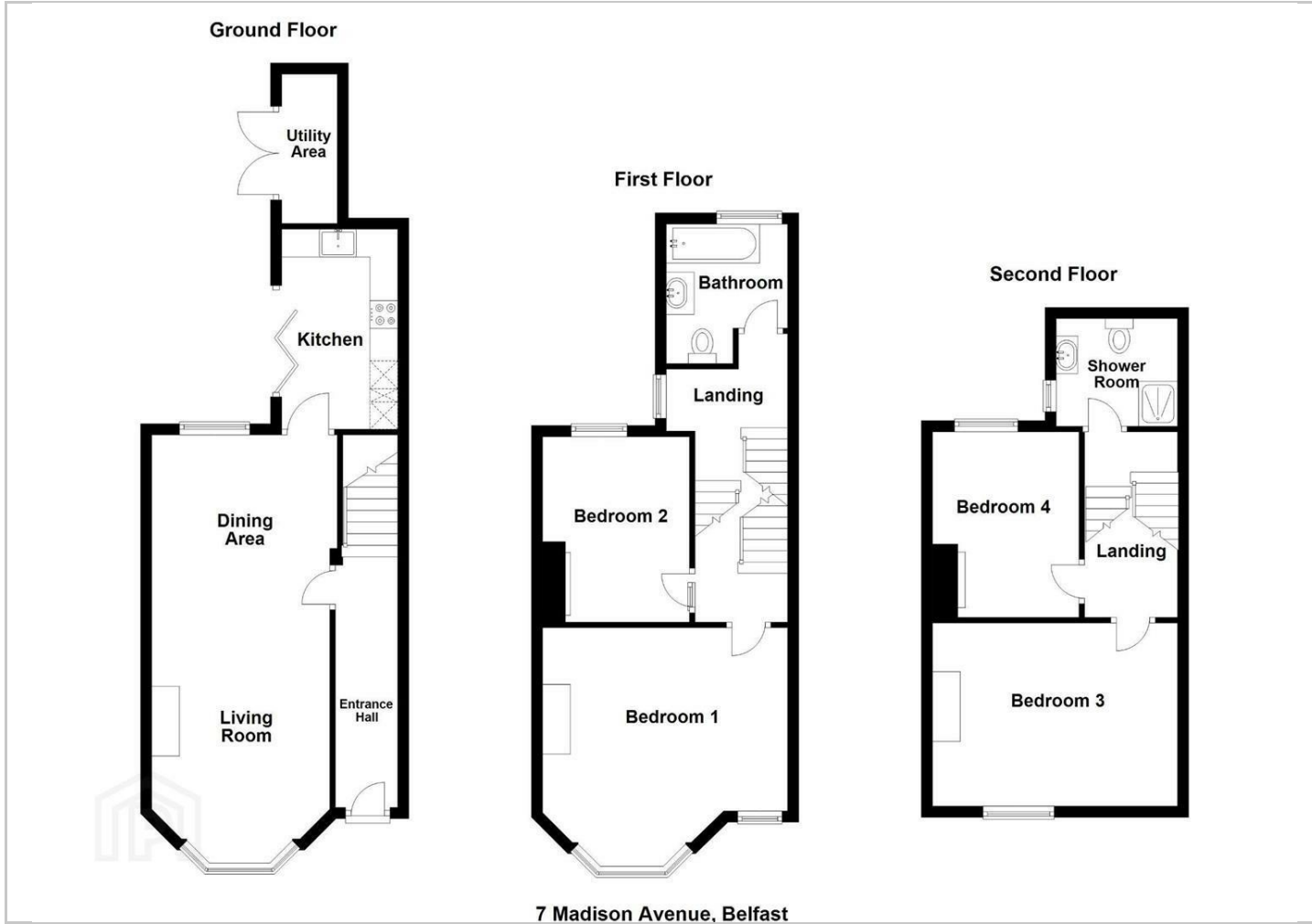
Directions





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Floor Plans



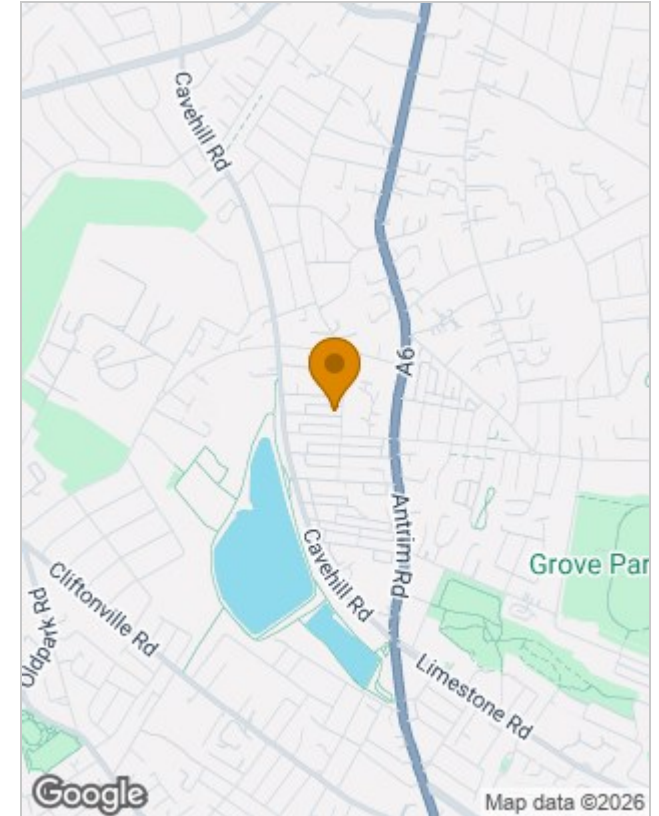
Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

