

# GERARD MCCLINTON

ESTATE AGENT



19 Madison Avenue, Belfast,  
Offers in the region of £289,950



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# 19 Madison Avenue

## Belfast,

- Newly Renovated Townhouse - Ready To Move in
- Open Plan Living Dining - High Quality "Wenge" Flooring, Feature Fireplace, Panelling & Lighting
- Separate Utility With New Units, Appliances and New Gas Boiler
- Fully Rewired, New Gas Boiler, New Internal doors, New Flooring, Fully Redecorated
- Two Tone Double Glazing , Black Outside, White Inside
- 4 Bedrooms - Feature Fireplaces, New Flooring, Redecorated
- New Fitted Kitchen With Taupe Soft Close Cabinets & Range of Appliances
- 2 Newly Fitted Bathrooms - Porcelain Tiled Flooring, Soak Tub & 2 Separate Showers
- New External Fence, Gates, New Composite Decking, External Lighting
- No Onward Chain - Ready To Move In

A Stunning Period Townhouse Newly Renovated For Modern Living

Having undergone an extensive programme of renovation and refurbishment, this exceptional four-bedroom townhouse effortlessly combines timeless period character with luxurious modern finishes. The property is presented to an outstanding standard throughout and is ready for immediate occupation.

From the moment you step inside, the impressive entrance hall creates a lasting first impression, featuring decorative archways, ornate period detailing, feature column radiators and high ceilings that showcase the character synonymous with homes of this era.

The heart of the home is a superb open-plan living and dining space, designed with both family living and entertaining in mind. A beautiful bay window floods the room with natural light, while acoustic wall panelling, bespoke cabinetry, feature lighting and a striking Stovax cast iron fireplace create a sophisticated yet welcoming atmosphere.

The newly fitted kitchen offers a contemporary range of soft-close units, extensive range of appliances and stylish finishes, complemented by a separate utility room providing additional practicality and storage.

Across the upper floors are four well-proportioned bedrooms, several retaining original fireplaces and period features. The accommodation is further enhanced by two beautifully appointed bathrooms, both finished with quality sanitary ware, porcelain tiling and contemporary fittings.

Recent improvements include a full rewire, new gas boiler, replacement flooring, new internal doors and complete redecoration, ensuring the property is as practical as it is



**Entrance porch**

**Entrance hall**

**Open Plan Living Dining** 25'11" x 10'5" (7.9 x 3.2 )

**Kitchen** 7'4" x 12'1" (2.237 x 3.7)

**First Floor Landing**

**Bedroom 1** 14'8" x 14'2" (4.490 x 4.33)

**Bedroom 2** 11'1" x 8'1" (3.398 x 2.472 )

**Bathroom** 7'10" x 6'10" (2.4 x 2.1 )

**Landing**

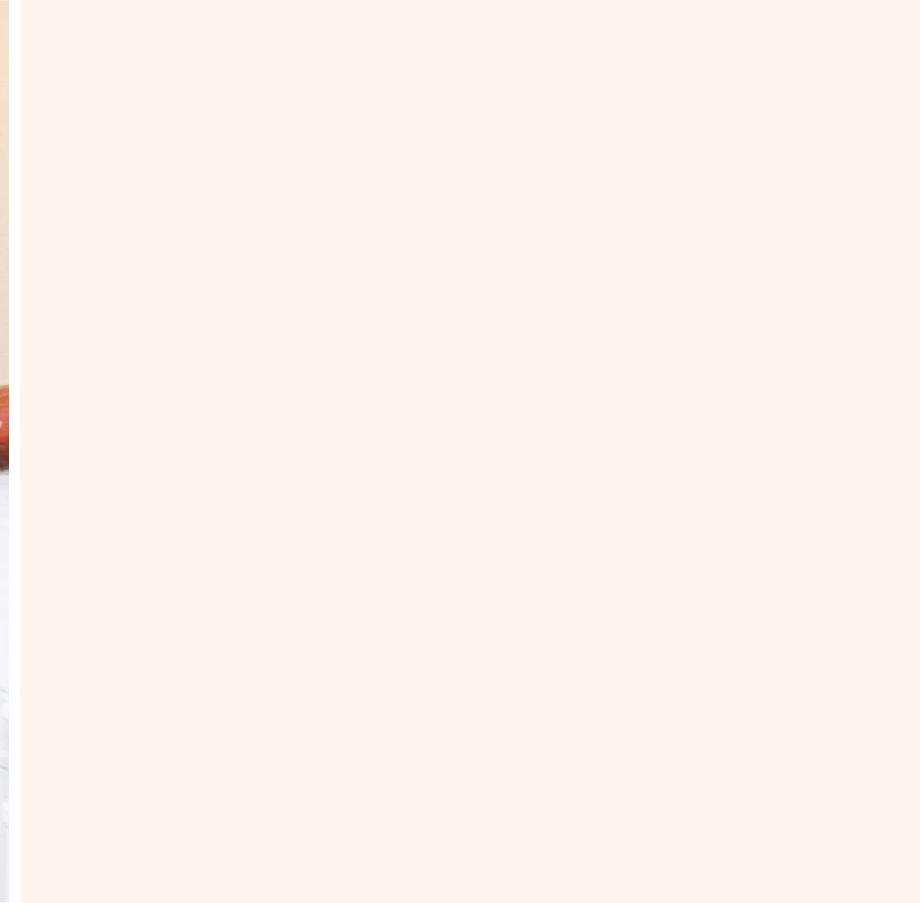
**Bedroom three** 11'1" x 9'5" (3.380 x 2.872 )

**Bedroom four** 14'7" x 11'4" (4.454 x 3.478 )

**Shower room** 7'1" x 6'2" (2.167 x 1.9 )

**Outside rear,**

**Utility** 7'6" x 6'7" (2.3 x 2.02)



## Directions

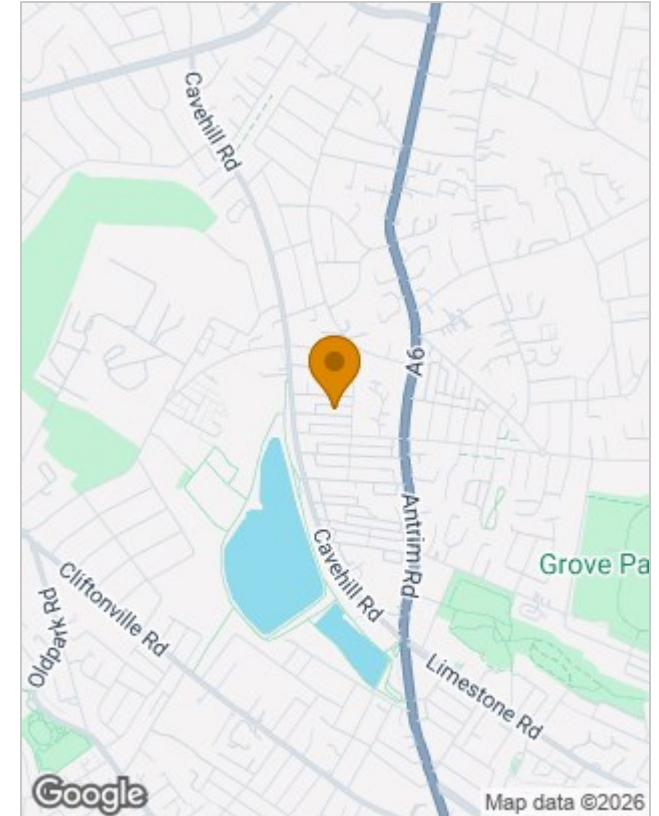




## Floor Plans



## Location Map



## Energy Performance Graph

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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 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.