

## 38 Cedar Avenue , Belfast, BT15 5AS

**Offers In The Region Of  
£179,950**

Handsome Period Extended End Of Terrace Presented To "Show Home" Standards With Delightfully Private South Facing Rear Gardens.

Holding a prime corner position in this most popular Cavehill Road location, close to leading schools and Queen Mary's Park, this comprehensively refurbished family home will have immediate appeal. The superbly appointed interior comprises 3 bedrooms, downstairs WC/Utility, lounge into bay window, bright and spacious dining room with Upvc patio doors to the rear garden and extended shaker style fitted kitchen incorporating recently installed oven, induction hob and modern white bathroom suite. The dwelling further offers "smart" gas fired central heating, Pvc fascia and eaves, replacement rainwater goods, Upvc double glazed windows and exterior doors, extensive use of wood laminate and ceramic floor coverings and has been maintained to the highest possible standard throughout. With delightful south facing low maintenance hard landscaped garden combines with contemporary luxury interior retaining period features this immaculate home is ideally suited to the modern family buyer or young married couple.

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	53	55
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 38 Cedar Avenue

, Belfast, BT15 5AS



- Superb Extended Family Home
- Dining Area With Double Doors to Rear
- Upvc Double Glazed Windows, Fascia And Eaves
- South Facing Private Rear Gardens
- 3 Double Bedrooms
- Extended Luxury Fitted Kitchen
- New Rainwater Goods
- Lounge Into Bay Window
- Modern White Bathroom Suite
- "Smart" Gas Heating

## Entrance Porch

Upvc double glazed entrance door. External lighting. Ceramic tiled floor.

## Entrance Hall

Beveled glass door, panelled radiator, wood laminate floor.

## Downstairs WC/Utility Room

Modern white suite comprising low flush wc and vanity unit, low level unit, formica worktop, single drainer stainless steel sink unit, plumbed for washing machine, partly tiled walls, ceramic tiled floor.

## Lounge into Bay

13'8" x 13'3" (4.19 x 4.06 )  
Wood laminate floor, fireplace with tiled hearth, picture rail, panelled radiator.

## Dining Room with Snug

12'0" x 10'2" (3.67 x 3.12)  
Wood laminate floor, panelled radiator, recessed lighting, Upvc double glazed patio

doors to rear garden.

Open plan to

## Extended Kitchen

12'0" x 10'2" (3.67 x 3.12)  
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, high level double oven with recently installed induction hob, stainless steel canopy extractor fan, tall larder storage, fridge/freezer space, plumbed for dish washer, partially tiled walls, ceramic tiled floor, recessed lighting, panelled radiator.

## First Floor

Access to roofspace, panelled radiator.

## Bedroom

9'4" x 8'8" (2.85 x 2.65)  
Picture rail, panelled radiator.

## Bedroom into bay

15'7" x 11'3" (4.75 x 3.45 )  
Picture rail, panelled radiator.

## Bedroom

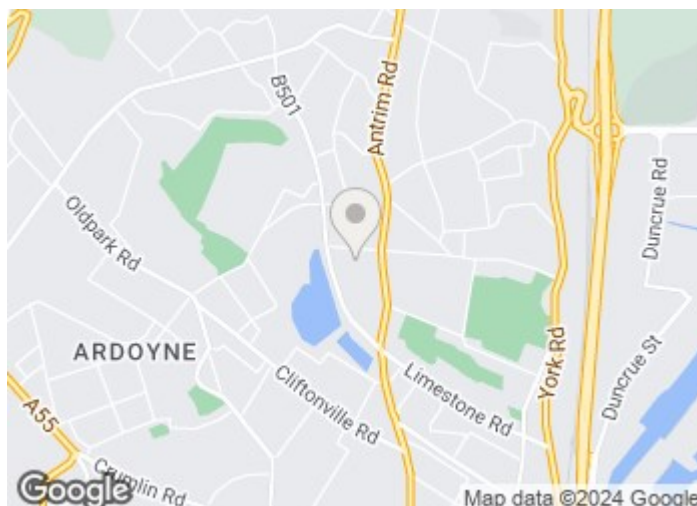
12'7" x 9'0" (3.85 x 2.75)  
Picture rail, panelled radiator.

## Bathroom

Modern white suite comprising panelled bath with shower screen, thermostatically controlled shower unit, vanity unit, low flush wc, chrome towel radiator, concealed gas boiler, ceramic tiled floor, partially tiled walls.

## Outside

Hard landscaped walled gardens front with mature shrubs and private rear in paved patio, raised flower beds, mature shrubs, outside power point, outside water tap and timber decked area.

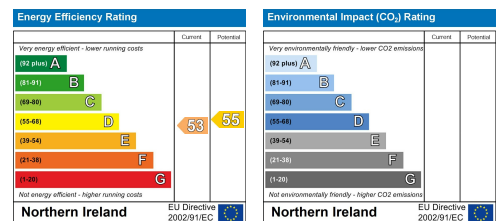


## Directions



# Floor Plan

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