

## 76 Cavehill Road , Belfast, BT15 5BT

**Offers Around £259,950**

Fantastic Opportunity To Purchase A Beautifully Refurbished Period Semi Detached Villa With Superb Rear Gardens

Holding a prime position within a stroll of North Belfast's premier amenities this superb period semi detached villa has been modernised and refurbished creating a family home which will have immediate appeal. The interior comprises 3 bedrooms, lounge, contemporary fitted kitchen incorporating built-in under oven and ceramic hob open plan to living room with pvc double doors and modern white bathroom suite with separate WC. The dwelling further offers gas central heating with new boiler, oak internal doors, uPvc double glazed windows and exterior doors, pvc fascia and eaves and has benefited from wiring improvements, cavity wall insulation and new tarmac driveway parking.

A delightful south facing rear garden and detached garage combines with this most desirable location to make this the perfect home for young and old alike - Early Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 76 Cavehill Road

, Belfast, BT15 5BT



- Beautifully Refurbished Period Semi Detached Villa
- Open Plan To Living Room With Patio Doors
- PVC Fasvia, Eaves, New Rainwater Goods
- South Facing Rear Gardens
- 3 Bedrooms, Lounge
- Gas Central Heating With New Boiler
- Updated Wiring, Cavity Wall Insulation,
- Contemporary Fitted Kitchen
- Upvc Double Glazed Windows
- Garage, New Tarmac Driveway Parking

## Entrance Hall

Composite double glazed entrance door, outside light, cloakroom, panelled radiator, wooden floor.

## Lounge

13'10" x 11'6" (4.24 x 3.53)

Wood laminate floor, fireplace with granite hearth, double panelled radiator.

## Utility

Plumbed for washing machine.

## Kitchen

21'7" x 11'4" at widest (6.59 x 3.46 at widest)

Stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and ceramic hob, stainless steel canopy extractor fan, integrated fridge/ freezer, plumbed for dish washer, porcelain tiled floor, recessed lighting, feature radiator.

Open Plan to Living Room

Pvc double doors.

## First Floor

Landing, access to roofspace.

## Bathroom

Fully tiled modern white suite comprising panelled bath, shower screen, electric drench style shower, pedestal wash hand basin, built-in storage, ceramic tiled floor, pvc ceiling, recessed lighting, chrome radiator.

## Separate WC

Fully tiled modern suite comprising low flush WC, pvc ceiling, recessed lighting, double panelled radiator,

## Bedroom

11'10" x 10'0" (3.61 x 3.06)

Wood laminate floor, double panelled radiator.

## Bedroom

11'7" x 11'6" (3.55 x 3.53)

Double panelled radiator.

## Bedroom

10'7" x 7'4" (3.25 x 2.26)

Wood laminate floor, double panelled radiator.

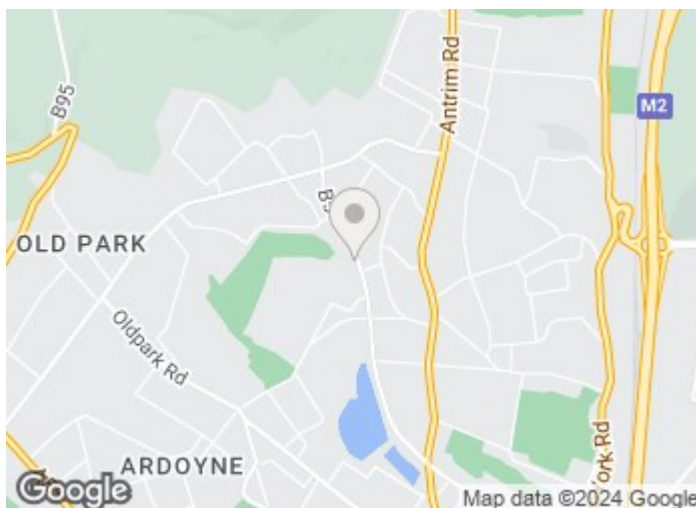
## Detached Garage

19'8" x 9'8" (6.00 x 2.95)

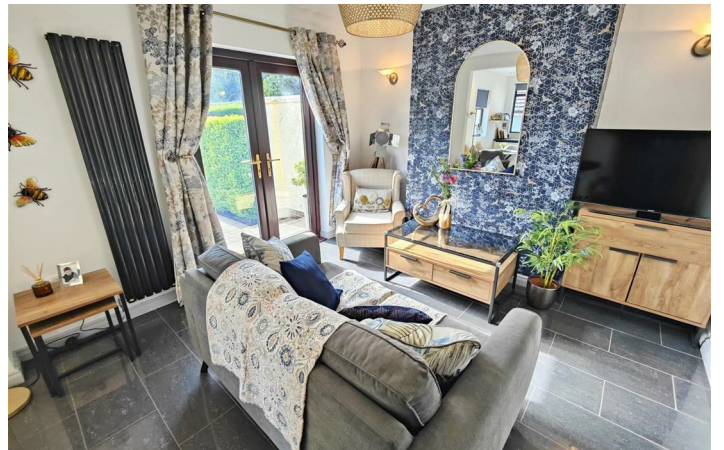
Up and over door.

## Outside

Gardens to front and side in mature lawn, hedging, ample tarmac driveway parking, outside storage, outside tap, vertical panel fencing. Rear in extensive patio, mature lawn, hedging, vertical panel fencing.



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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