



## 41 Cedar Avenue , Belfast, BT14 6DU

**Offers Over £210,000**

Spectacular Red Brick Town House Re-modeled, Refurbished and Presented To The Highest Standards

Superbly positioned off the Cavehill Road with parks, leading schools, excellent shopping, cafes and public transport all within walking distance and the City just a short commute away this imposing Victorian town house offers luxuriously refurbished accommodation comprising 4 bedrooms, through lounge with engineered oak flooring, multi-fuel stove and sliding doors to living area, oversized archway to bespoke newly fitted integrated kitchen with stone worktops, first floor laundry room, newly installed 4 piece luxury bathroom suite with triple width walk-in shower & freestanding bath and second floor newly installed en-suite. The dwelling further offers newly installed gas central heating, uPvc double glazed windows & doors, pvc fascia and eaves, re-wiring, re-plastering, low outgoings and damp proof course among many newly completed improvements. To the rear is a private "city" garden with covered storage. This grand period home has been re-imagined and refurbished with flair and an eye for design offering luxurious accommodation only approx 10 minutes to Belfast City Centre - Without doubt one of the finest homes to come to the market in recent times Early Viewing is highly recommended

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>61</b>	<b>63</b>
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

# 41 Cedar Avenue

, Belfast, BT14 6DU



- Spectacular Red Brick Town House
- Through Lounge With Engineered Oak Flooring
- First Floor Laundry Room
- One Of The Finest Homes To Come To The Market In Recent Times
- Re-modeled, Refurbished and Presented To The Highest Standards
- New Luxury Integrated Kitchen
- New Gas Heating, Double Glazing, Re-Wiring, Replastering
- 4 Double Bedrooms
- New Delux Bathroom Suite, Delux En-Suite
- Prime Cavehill Road Location

## Entrance Porch

Composite entrance door, engineered oak flooring, corniced ceiling.

## Entrance Hall

Vestibule door with leaded light detail, engineered oak flooring.

## Through Lounge

16'0" x 11'6" into bay (4.90 x 3.51 into bay)  
Engineered oak flooring, multi-fuel stove, corniced ceiling, wood panelling, double panelled radiator.

Archway to

## Living Room

12'3" x 10'1" (3.74 x 3.08)  
Sliding aluminium door, engineered oak flooring, corniced ceiling, wood panelling, twin uplighters double panelled radiator.

Oversized archway to

## Bespoke Kitchen

12'11" x 8'1" (3.95 x 2.48)  
Composite sink unit with brushed gold mixer, extensive range of high and low level units, marble worktops, 4 ring gas hob, high level oven, integrated microwave, stainless steel canopy extractor fan, integrated fridge freezer, tall larder, integrated dishwasher, recessed lighting, engineered oak flooring, partially tiled walls, double panelled radiator, pvc door to rear.

## First Floor

Corniced ceiling, double panelled radiator.

## Laundry Room

High level units, formica worktop, concealed gas boiler, plumbed for washing machine, plumbed for dryer, Ceramic tiled floor.

## Bathroom

Fully tiled delux 4 piece white suite comprising contemporary free standing bath with brushed gold swan style tap and telephone handset shower, triple width shower cubicle with ceiling mounted brushed gold drench style shower, telephone handset shower, ornate Victorian style gates & railings, enclosed hard "floating" low flush WC, vanity unit, feature mirror with landscaped rear, outside tap, covered storage, recessed storage, tiled walls, ceramic tiled floor, feature radiator, recessed lighting.

## Bedroom

11'10" x 9'8" (3.63 x 2.96)  
Corniced ceiling, panelled radiator.

## Bedroom

16'4" x 15'9" into bay (5.00 x 4.81 into bay)  
Corniced ceiling, double panelled radiator.

## Second Floor

Exposed plaster, velux style rooflight, exposed timber flooring.

## Bedroom

12'0" x 9'9" at widest (3.66 x 2.99 at widest)  
Victorian style fireplace, exposed timber flooring, panelled radiator.

## Bedroom

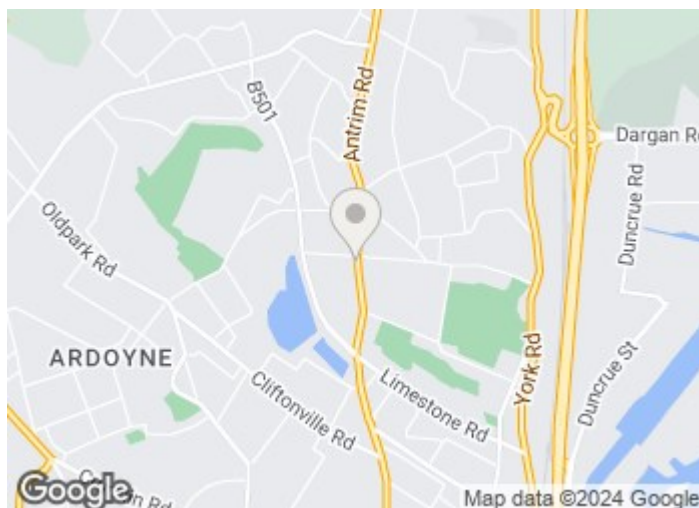
16'4" x 12'9" (5.00 x 3.90)  
Exposed timber flooring, twin wall mounted lights, double panelled radiator.

## En-Suite

White suite comprising fully tiled shower cubicle, drench style shower, telephone handset shower, vanity unit, low flush WC, exzposed plaster, partially tiled walls, recessed lighting, feature radiator.

## Outside

Hard landscaped forecourt in concrete pavers via



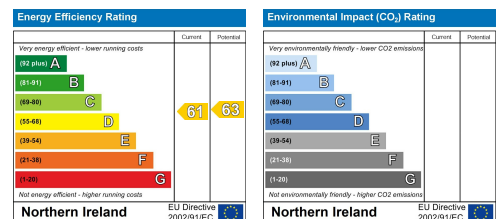
## Directions





# Floor Plan

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