

simon**BRIEN**  
RESIDENTIAL

81 Cliftonville Road,  
Belfast, BT14 6JP



Asking Price £395,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Superb Period Spacious Three Storey End Terrace Circa 3200 sq ft
- Five Well-Proportioned Bedrooms With Principle Bedroom On Second Floor With Dressing Room & Fully Tiled Ensuite
- Five Reception Rooms Including
- Family Room
- Spacious Living Room With Feature Stone Wall & Multifuel Stove With 2 Bay Windows
- Dining Room
- Breakfast Room Off
- Kitchen
- Downstairs Cloakroom
- Utility Room
- Office On Second Floor
- Bathroom
- Recently Fitted Gas Fired Central Heating
- uPVC Double Glazed Windows
- Well Presented Throughout
- Driveway Parking Leading To Detached Double Garage
- Large Spacious Enclosed Gardens To The Rear

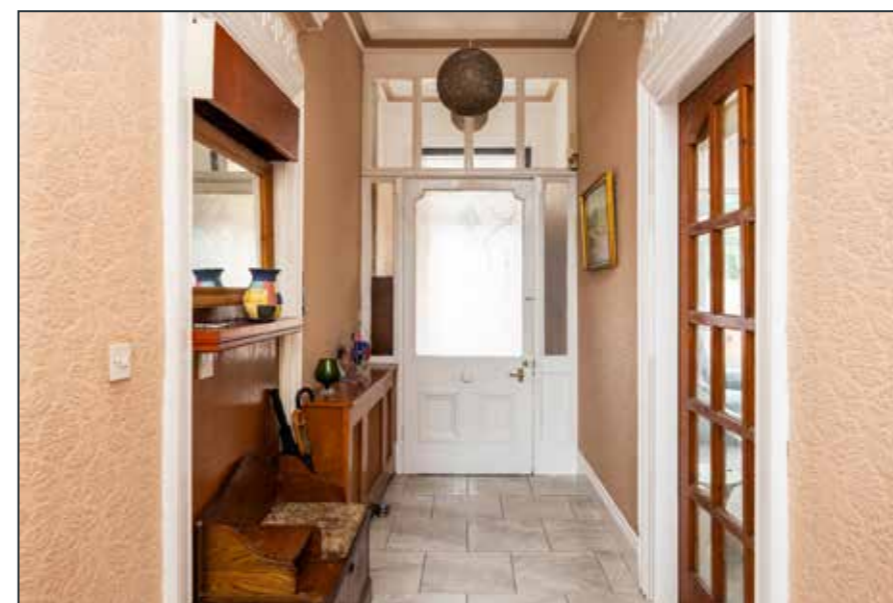
#### SUMMARY

It is unusual to bring to the market such a spacious three storey end terrace is approximately 3200 sq ft which is conveniently located on the Cliftonville Road close to all amenities close by and close to Belfast City Centre.

The accommodation is well proportioned and has an adaptable layout, providing a layout of five bedrooms, ensuite / dressing room, five reception rooms, kitchen, utility room, cloakroom, family bathroom and office.

In addition, the property benefits from gas central heating, uPVC double glazed windows, driveway parking and spacious gardens to the rear with a detached double garage.

All in all, this is an excellent opportunity to purchase a superb family home in this highly regarded and sought after residential location. Viewing is strictly by private appointment by contacting our office on 028 9066 8888.



#### GROUND FLOOR

##### RECEPTION HALL:

Ceramic tiled floor, understairs storage cupboard, cornice ceiling and cloakroom with ceramic tiled floor



##### FAMILY ROOM:

18' 8" x 13' 11" (5.70m x 4.24m)



##### LIVING ROOM:

31' 8" x 15' 11" (9.66m x 4.84m)

Cornice ceiling, feature stone wall, multifuel stove, two bay windows



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**GAMES ROOM/BAR:**  
33' 1" x 8' 8" (10.08m x 2.64m)  
Twin Velux windows

**UTILITY ROOM:**  
Ceramic tiled floor, range of high and low level units, plumbed for dishwasher



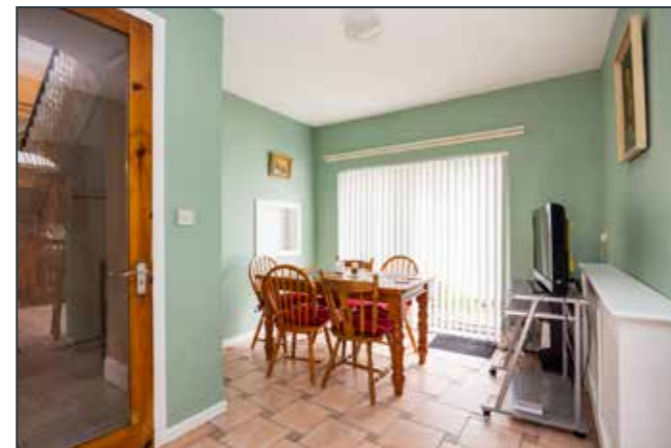
**KITCHEN:**  
17' 9" x 11' 1" (5.41m x 3.39m)  
Ceramic tiled floor, Velux windows, range of high and low level units, 1.5 bowl stainless steel sink unit, 4 ring ceramic hob, extractor fan, 'Bosch' electric oven



**DINING ROOM:**  
14' 0" x 13' 11" (4.27m x 4.23m)



**BREAKFAST ROOM:**  
18' 2" x 10' 1" (5.54m x 3.08m)  
Ceramic tiled floor, uPVC sliding door to patio



**FIRST FLOOR**  
**BEDROOM (2):**  
14' 10" x 14' 2" (4.52m x 4.31m)  
Built in wardrobe



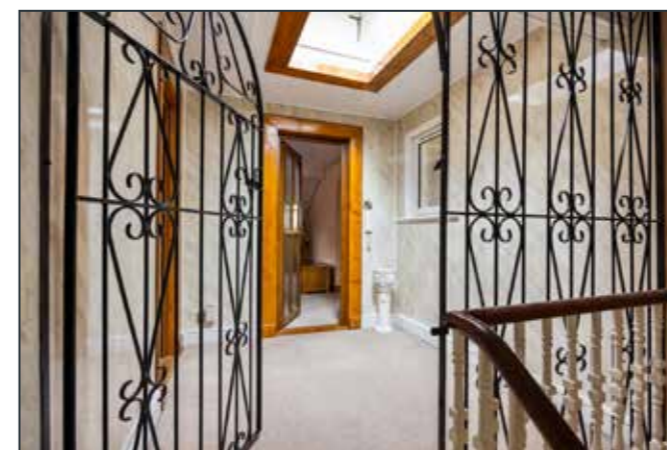
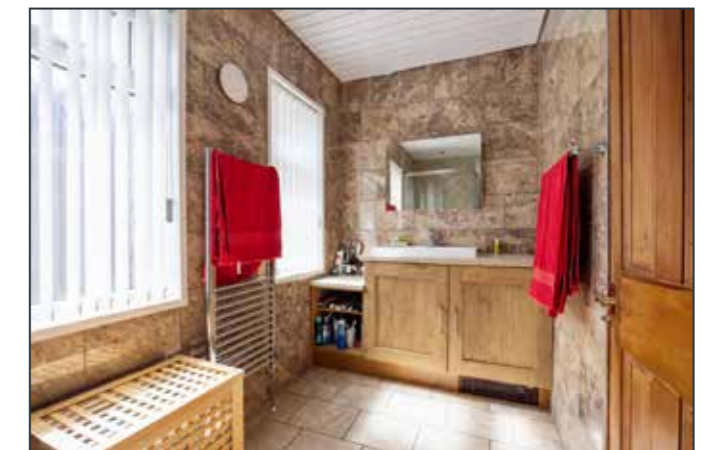
**BEDROOM (3):**  
14' 12" x 14' 1" (4.57m x 4.29m)



**BEDROOM (4):**  
14' 1" x 10' 6" (4.29m x 3.21m)



**BEDROOM (5):**  
12' 1" x 12' 0" (3.69m x 3.67m)



**SECOND FLOOR**  
**LANDING:**  
Luggage room

**PRINCIPLE BEDROOM:**  
19' 3" x 14' 12" (5.86m x 4.56m)

Low voltage recessed spotlighting



**DRESSING ROOM:**  
14' 12" x 9' 1" (4.57m x 2.77m)

Built in wardrobe



**FULLY TILED ENSUITE:**

Low flush WC, pedestal wash hand basin, inset tiled bath with built in units, low voltage recessed spotlighting



**OFFICE:**  
13' 8" x 12' 2" (4.16m x 3.71m)

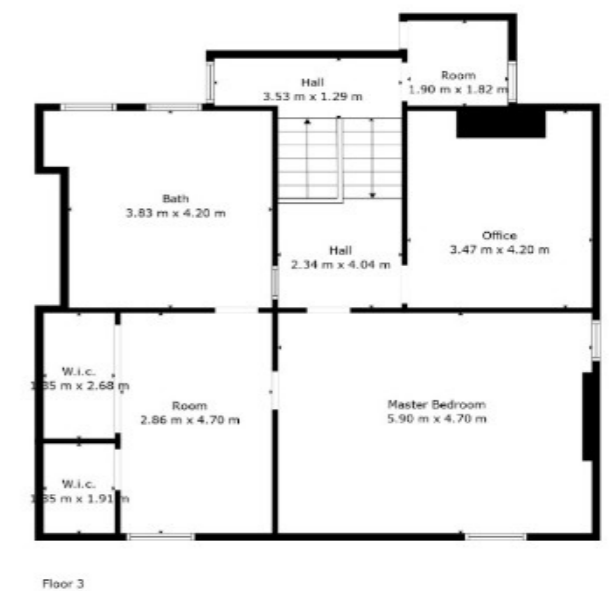
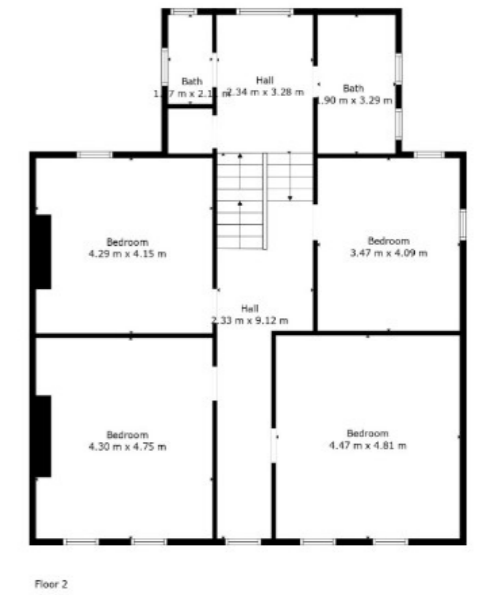
Wooden floor



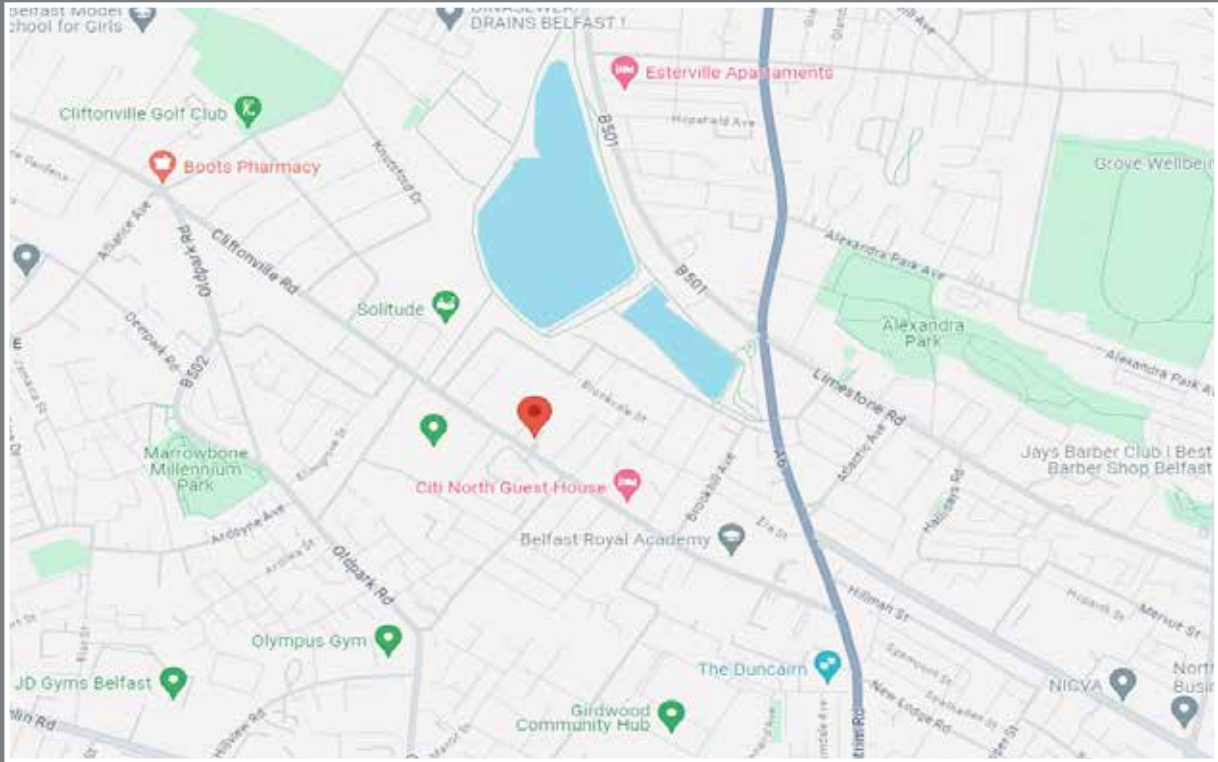
**OUTSIDE**

**DETACHED GARAGE:**  
32' 6" x 16' 5" (9.91m x 5m)

Power and light



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/G/24/MB



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	54 E	
21-38	F		
1-20	G		

EPC REF: 2000-8117-0622-6498-3343

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