



## 23 Taunton Avenue , Belfast, BT15 4AD

**Offers Around £295,000**

A Handsome Extended Detached Family Home With Stunning Mature Gardens

A handsome extended detached residence holding a prime location with stunning mature gardens within this highly desirable and sought after residential location. The beautifully presented extended accommodation comprises 3 bedrooms, 2 reception rooms, modern fitted kitchen with dining area, extended living room with double patio doors to the elevated decking, downstairs shower room and modern white bathroom suite. The dwelling further offers gas central heating, Upvc double glazed windows with feature leaded light detail, excellent energy rating, Pvc fascia and eaves with replacement rainwater goods, wired for alarm while retaining many delightful period features and obvious further potential for the family buyer. With detached garage, stunning mature landscaped gardens and the perfect location with leading schools, public transport, Cavehill country park and Fortwilliam golf course all within walking distance - Early viewing is strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 23 Taunton Avenue

, Belfast, BT15 4AD



- Handsome Extended Detached Villa
- Extended Living Room With Patio Doors
- Gas Central Heating
- Stunning Mature Gardens
- 3 Bedrooms, 2 Reception Rooms
- Downstairs Shower Room
- Pvc Fascia & Eaves, New Rainwater Goods
- Modern Fitted Kitchen With Dining
- Upvc Double Glazed Windows
- Detached Garage

## Enclosed Entrance Porch

Hardwood entrance door, original tiled floor.

## Entrance Hall

Original glazed vestibule door, original tiled floor, panelled radiator, corniced ceiling, leaded light window.

## Lounge into bay

13'11" x 13'1" into bay (4.26 x 4.01 into bay) Attractive hardwood fireplace, tiled inset, leaded light detail, panelled radiator, picture rail, corniced ceiling, exposed timber flooring.

## Kitchen With Dining

18'11" x 10'5" (5.78 x 3.19) Bowl and a half white composite sink unit, range of high and low level units, formica worktop, free standing cooker, stainless steel canopy extractor fan, plumbed for washing machine, dishwasher, fridge/freezer space, ceramic tiled floor, partially tiled walls, wood burning stove, hardwood rear door.

## Extended Living Room

11'8" x 7'8" (3.58 x 2.36)

Ceramic tiled floor, double panelled radiator, Pvc patio doors.

## Shower Room

Modern white suite comprising fully pvc panelled shower cubicle, thermostatically controlled shower, pedestal wash hand basin, low flush WC, pvc panelled walls, ceramic tiled floor, panelled radiator

## First Floor

Landing, leaded light window, panelled radiator.

## Bathroom

Modern white suite comprising pvc panelled bath, drench style shower, pedestal wash hand basin, pvc panelled walls, ceramic tiled floor, low flush WC, panelled radiator.

## Bedroom

12'1" x 12'4" (3.69 x 3.78)

Picture rail, double panelled radiator.

## Bedroom

12'3" x 8'11" (3.74 x 2.74)

Panelled radiator, picture rail.

## Bedroom

13'1" x 8'0" (4.01 x 2.45)

Double panelled radiator, picture rail.

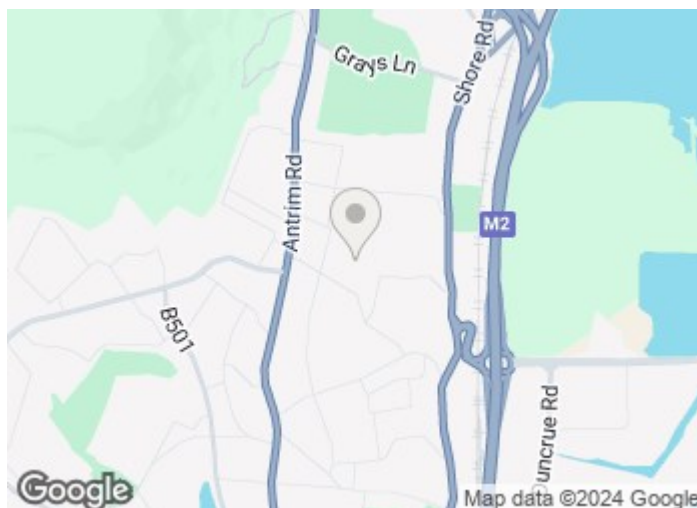
## Garage

27'11" x 9'6" (8.53 x 2.9)

Stable style doors.

## Outside

Tarmac driveway parking, Landscaped gardens front and rear in lawns mature shrubs and flower beds, elevated decked area, paved patio areas, bin store, access gate, vertical panel fencing, outside light and tap.

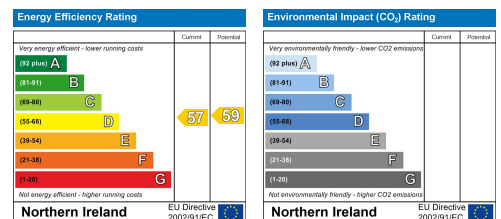


## Directions



# Floor Plan

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