

## 85 Cedar Avenue Cavehill, Belfast, BT15 5AT

**Offers Around £175,000**

A Handsome Extended Red Brick Period Town House Superbly Positioned Moments From Queen Mary's Park.

A superb opportunity to purchase a handsome extended period red brick town house holding a prime position with open aspect within this most admired location. The spacious interior comprises 5 bedrooms, 2 reception rooms with lounge into bay, modern fitted kitchen, ground floor "wetroom" bathroom and modern white bathroom suite. The dwelling further offers single glazed windows in hardwood frames, recently installed gas central heating, low outgoings and retains many period details with original tiled entrance hall and cornice ceilings. The dwelling has benefited from significant improvement works over the years but now offers the potential to maximise the extended accommodation and sought after Cavehill Road location. A superb opportunity immediate inspection is highly 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	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	



# 85 Cedar Avenue

## Cavehill, Belfast, BT15 5AT



- Handsome Extended Red Brick Town House
- Recently Installed Ground Floor Bathroom
- Single Glazed Windows
- 5 Bedrooms, 2 Reception Rooms
- Modern White Bathroom Suite
- Moments From Queen Mary's Park
- Modern Fitted Kitchen
- Recently Installed Gas Heating
- Most Sought After Location

### Enclosed Entrance Porch

Hardwood entrance door, original tiled floor. ceramic tiled floor, panelled radiator, hardwood rear door.

### Entrance Hall

Vestibule door, original tiled floor, cornice ceiling.

### Lounge

13'5" x 12'7" into bay (4.10 x 3.86 into bay)  
Wood laminate floor, double panelled radiator, cornice ceiling.

### Living Room

12'11" x 12'0" (3.96 x 3.67)  
Lvf flooring, understairs storage, double panelled radiator.

### Kitchen

14'0" x 7'10" (4.27 x 2.39)  
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, free standing cooker, plumbed for washing machine, fridge/freezer space, partly tiled walls,

ceramic tiled floor, panelled radiator, hardwood rear door.

### Rear Lobby

Built-in shower, ceramic tiled floor.

### Extended Bathroom

Fully tiled modern white suite comprising walk in shower, thermostatically controlled shower, vanity unit, low flush wc, pvc panelled walls, panelled radiator, ceramic tiled floor.

### First Floor

Landing.

### Bathroom

Fully tiled white suite comprising panelled bath, telephone handset shower, vanity unit, low flush wc, tiled walls, ceramic tiled floor, panelled radiator.

### Bedroom

7'10" x 6'9" (2.41 x 2.08)  
Concealed gas boiler, panelled radiator, cornice ceiling.

### Bedroom

10'7" x 13'1" (3.24 x 3.99)  
Built-in storage, panelled radiator.

### Bedroom

15'9" x 15'7" into bay (4.82 x 4.75 into bay)  
Wood laminate floor, panelled radiator.

### Second Floor

Landing.

### Bedroom

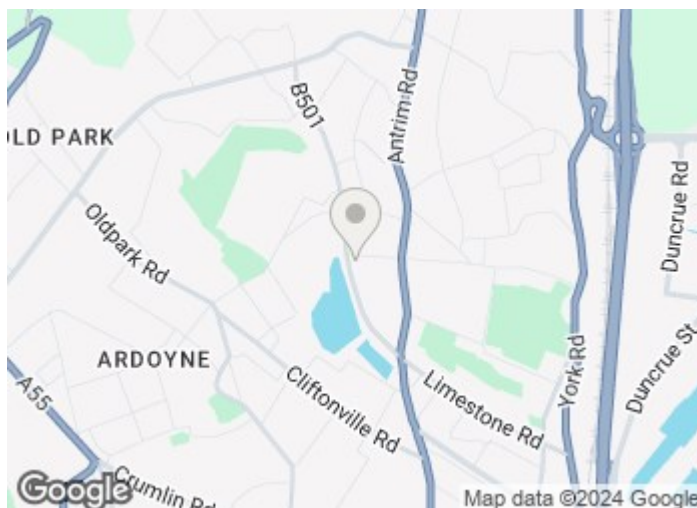
11'8" x 9'8" (3.57 x 2.96)  
Velux style window, panelled radiator.

### Bedroom

15'7" x 11'7" (4.75 x 3.54)  
Double panelled radiator.

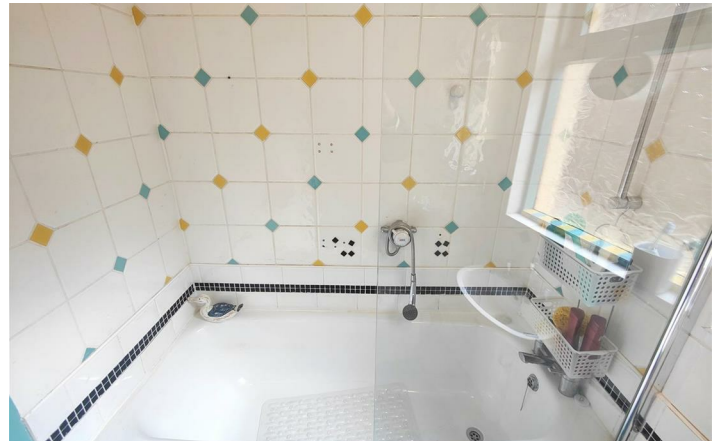
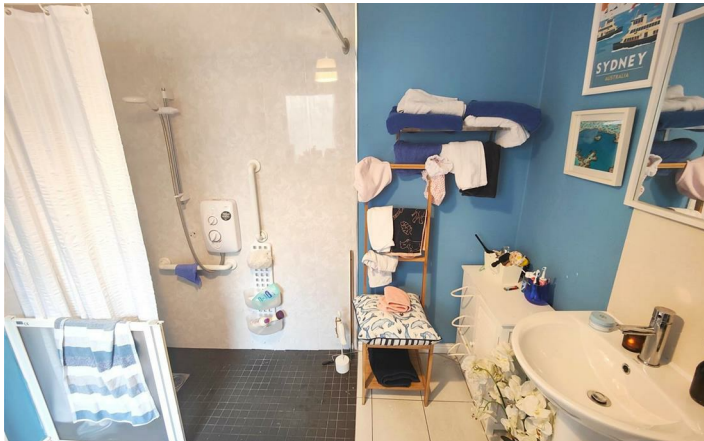
### Outside

Forecourt in artificial grass and mature shrubs, enclosed rear yard in artificial grass, storage, outside light and tap.



### 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.

