CAVEHILL BRANCH

194 Cavehill Road, Belfast, BT15 5EX

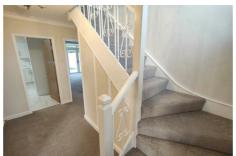
028 9072 9270

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NETWORK STRENGTH - LOCAL KNOWLEDGE







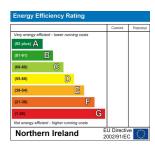


46 Downview Avenue, Belfast, BT14 4FB

Offers In The Region Of £450,000

Charming Period Detached Residence Holding A Magnificent Mature Site Set Within This Highly Desirable Residential Location

A handsome period detached villa exuding all that was good of its era holding a magnificent site nestling at the foot of Belfast's Cavehill. The beautifully presented interior comprises 4 bedrooms, 2 reception rooms, both with bays, patio doors to secluded garden, fitted kitchen incorporating high level oven and ceramic hob integrated fridge freezer and dishwasher with large walk-in pantry and fully tiled bathroom suite with shower cubicle. The dwelling further offers Upvc double glazed windows, downstairs furnished cloakroom with shower cubical, oil fired central heating, superb roof space and basement area. An attached garage with utility area combines with fabulous mature gardens front with rear backing onto Fortwilliam Golf Club and the perfect location with leading schools, public transport and the Cavehill Country Park all within walking distance makes this the perfect family home.



46 Downview Avenue

, Belfast, BT14 4FB











- Superb Integrated Kitchen Walk-in **Pantry**
- · Upvc Double Glazed Windows
- · Magnificent Rear Garden
- · Charming Period Detached Residence · Highly Regarded Residential Location · 4 Bedrooms 2 Reception Rooms
 - · Classic White Family Bathroom
 - · Oil Fired Central Heating
- Downstairs Furnished Cloakroom
- · Attached Garage With Utility

Enclosed Entrance Porch

Original entrance door, terrazzo floor, leaded light windows

Entrance Hall

Leaded glass vestibule door, wood block floor, panelled radiator, understairs storage.

Furnished Cloakroom

White suite comprising shower cubicle, thermorstatically controlled shower unit, pedestal wash hand basin, low flush wc, panelled radiator, ceramic tiled floor, leaded light detail.

Lounge into Bay

15'11" x 15'5" (4.87 x 4.71)

Quartz fireplace, 2 panelled radiators, wood block floor, upvc double glazed patio doors.

Dining Room into Bay

14'10" x 12'0" (4 54 x 3 67)

Feature fireplace, 2 panelled radiator.

Kitchen

12'9" x 12'6" (3.91 x 3.83)

Bowl and a half single drainer stainless steel

units formica worktops built-in double oven and ceramic hob stainless steel canopy extractor fan, integrated dishwasher, integrated fridge/freezer, partly tiled walls, feature radiator.

Pantry

6'6" x 4'5" (1.99 x 1.36)

Walk-in pantry, range of high and low units, formica worktops, shelving, splash back.

Rear Lobby

Access to utility area

First Floor

Landing

Bedroom

12'0" x 11'11" (3.68 x 3.64) Panelled radiator.

Bedroom

12'9" x 7'1" (3.91 x 2.16)

Panelled radiator.

Rathroom

Walk-in shower, thermostatically controlled drench shower, pedestal wash hand basin, sink unit, extensive range of high and low level low flush wc, fully tiled walls, ceramic tiled

Bedroom

15'3" x 12'11" (4.67 x 3.94) Panelled radiator

Bedroom

13'1" x 9'6" (4.00 x 2.92) Panelled radiator.

Roofspace

Slingsby type ladder, floored, natural light.

Attached Garage

15'7" x 11'3" (4.75 x 3.44)

Electric roll shutter door, light and power, utility area plumbed for washing machine, range of high and low level units, fridge/freezer space.

Basement

11'8" x 14'9" (3.57 x 4.51)

Oil Boiler.

Outside

Gardens front and extensive rear in lawn, shrubs and flowerbeds, extensive patio areas, garden shed, privacy fencing, outside light and tap, concealed oil tank side paths.



Directions











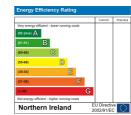






Floor Plan

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