



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.

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

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- Charming Period Detached Residence
- Superb Integrated Kitchen Walk-in Pantry
- Upvc Double Glazed Windows
- Magnificent Rear Garden
- Highly Regarded Residential Location
- Classic White Family Bathroom
- Oil Fired Central Heating
- 4 Bedrooms 2 Reception Rooms
- 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, thermostatically 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 sink unit, extensive range of high and low level

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.

Bathroom

Walk-in shower, thermostatically controlled drench shower, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor.

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

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.



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