



Superb detached family home in prime location on the corner where the Old Cavehill Road meets the North Circular Road in North Belfast.

Conveniently positioned close to local shops and schools with good access to the city centre. The bright, well-presented interior comprises two main reception rooms, a modern kitchen with bespoke hand made units, dining area, utility room and ground floor wc. Upstairs are three well-proportioned bedrooms and a deluxe bathroom incorporating a three piece suite and separate shower unit.

In addition, the property benefits from PVC double glazed window frames, gas fired central heating, driveway parking and impressive south facing courtyard/patio garden.

We can highly recommend an initial inspection.

Offers Over
£325,000

48 Old Cavehill Road,
BELFAST,
BT15 5GT

Viewing by
appointment
through agent
028 9066 3030

- Excellent detached family home in prime location
- Convenient access to local schools and neighbourhood shops
- Living room and family room
- Bespoke handmade kitchen with dining area
- Separate utility room
- Three well-proportioned bedrooms
- Deluxe family bathroom
- Small front garden area
- Paved patio to side and rear of patio
- Driveway parking
- PVC double glazed window frames
- Gas fired central heating



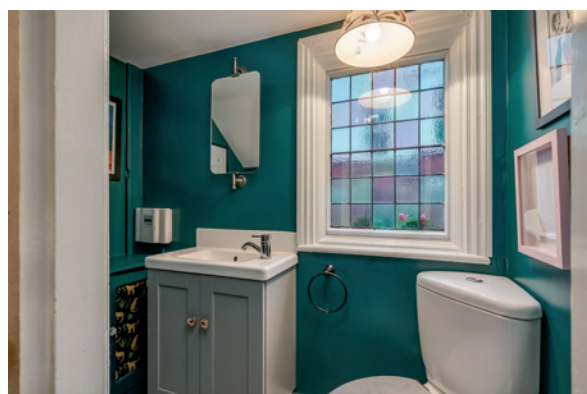
The Property Comprises:

Ground Floor

ENTRANCE HALL: Feature ceramic tiled flooring.

Comice ceiling.

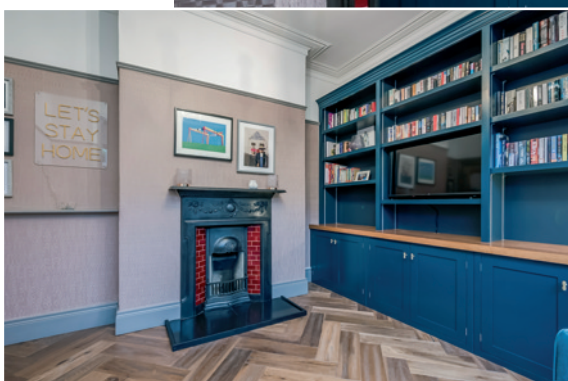
CLOAKROOM: WC facilities. Under stairs storage space.



LIVING ROOM: 13' 11" x 12' 1" (4.24m x 3.68m) Cornice ceiling, wooden flooring, superb cast iron fireplace surround and mantle, tiled inset, polished granite hearth, open fire.



FAMILY ROOM: 12' 2" x 11' 7" (3.71m x 3.53m) Wooden floor, built-in book shelves with feature cast iron fireplace with tiled inset and open fire. Polished granite hearth.



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MODERN FITTED KITCHEN/DINING AREA: 17' 2" x 9' 10" (5.23m x 3m) Bespoke hand made kitchen units. Excellent range of high and low level units, ceramic sink unit with mixer tap, low level double oven with gas hob and stainless steel extractor fan above, plumbed for American style fridge/freezer, feature ceramic tiled floor, dining area. Double patio doors to patio.



UTILITY ROOM: Ceramic tiled flooring, built-in storage units, stainless steel sink unit with mixer taps, plumbed for washing machine. Gas fired central heating boiler. Tiled splashback.

First Floor

PRINCIPAL BEDROOM: 13' 11" x 10' 2" (4.24m x 3.1m) Built-in wardrobes.



BEDROOM (2): 9' 11" x 9' 8" (3.02m x 2.95m)



ROOFSPACE: Accessed via Slingsby type ladder to floored and insulated storage area.

BEDROOM (3): 9' 11" x 9' 1" (3.02m x 2.77m)



DELUXE FAMILY BATHROOM: Panelled bath with mixer taps, low flush wc, wash hand basin. Separate shower unit with thermostatically controlled shower unit. Hotpress.



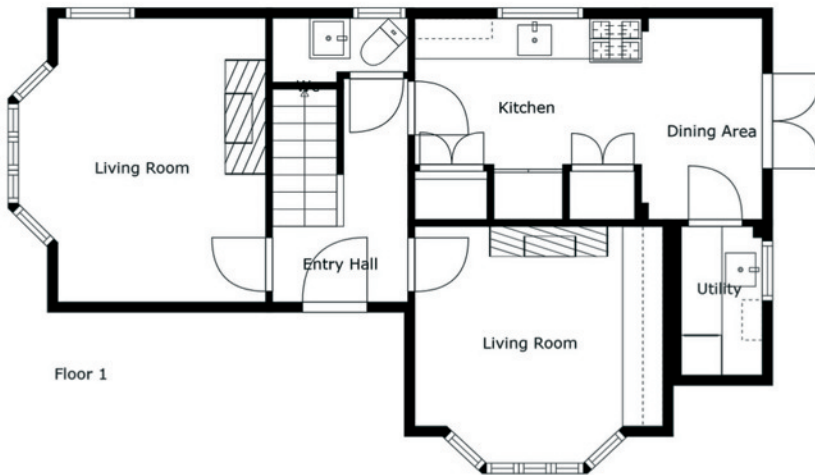
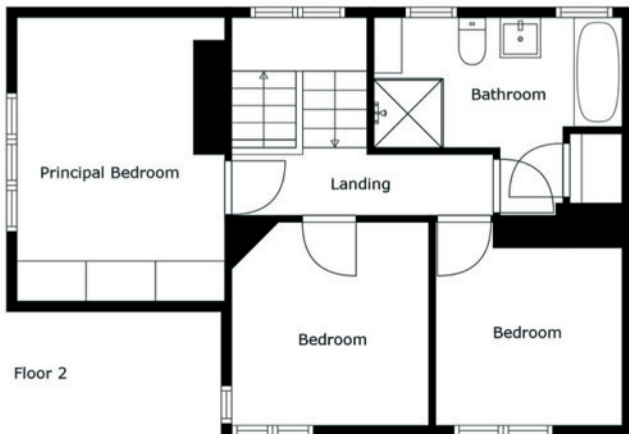
Outside

Driveway parking, small front garden area, paved patio/courtyard area with south facing aspect.



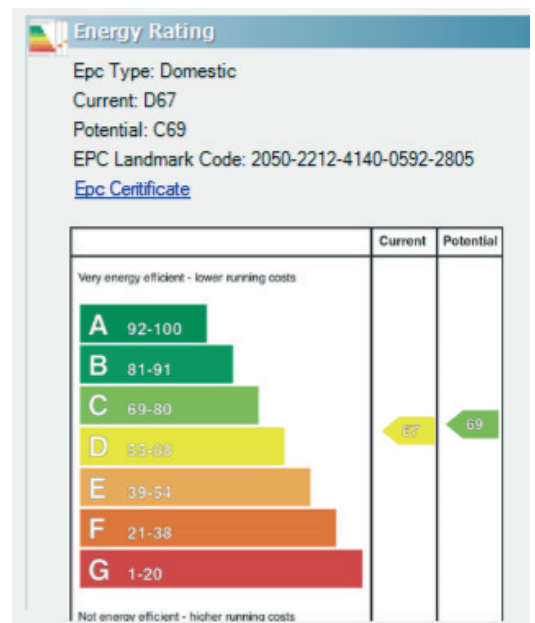
Location:

North Circular Road from Antrim Road. Old Cavehill Road is on left hand side.



Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com



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