

## 1-3 Inver Avenue , Belfast, BT15 5DC

**Offers Over £134,950**

Spacious Modern Built Luxury First Floor Apartment With Allocated Parking Space

A luxury first floor apartment situated within this most popular section of the Cavehill Road. The spacious accommodation comprises intercom entry to communal entrance hall, 2 spacious bedrooms, master en suite, feature open plan lounge with dining area and fully integrated luxury kitchen incorporating built-in oven and hob. The dwelling further offers modern luxury white bathroom suite, uPvc double glazed windows, gas fired central heating and gated secure parking with remote entry - Internal inspection 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 1-3 Inver Avenue

, Belfast, BT15 5DG



- Spacious Modern Built Luxury First Floor Apartment
- Modern Fitted Integrated Kitchen
- Gas Fired Central Heating
- 2 Bedrooms, Master Bedroom En Suite
- Luxury White Bathroom Suite
- Secure Remote Entry Parking
- Open Plan Lounge
- uPvc Double Glazed Windows
- Most Popular Section Of The Cavehill Road

## Communal Entrance Hall

Intercom entry.

## Entrance Hall

Panelled radiator.

## Bathroom

Modern white bathroom suite comprising panelled bath, telephone hand set, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, panelled radiator.

## Bedroom

9'8" x 10'7" (2.95 x 3.25)  
Double panelled radiator.

## Bedroom

10'5" x 10'5" (3.19 x 3.19)  
Double panelled radiator.

## En-Suite

Modern white bathroom suite comprising shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor, recessed lighting.

## Lounge

17'10" x 18'4" (5.46 x 5.60)  
Into bay, panelled radiator.

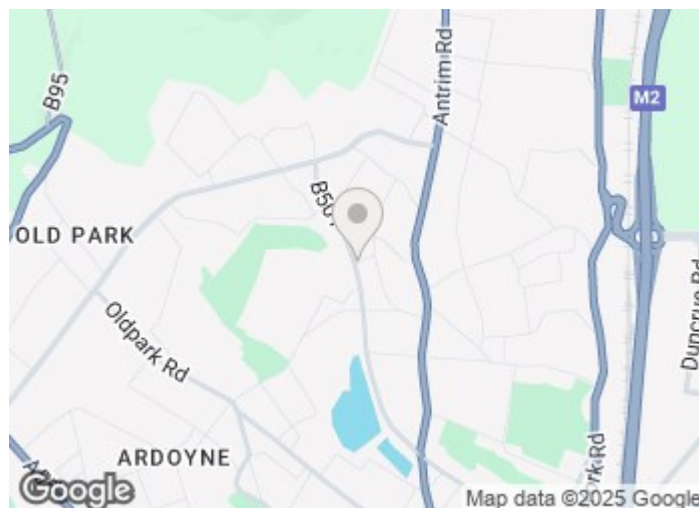
Open Plan to Dining Area

## Kitchen

7'8" x 10'6" (2.35 x 3.21)  
Bowl and drainer stainless steel sink unit, extensive range of high and low level units, formica worktop, built-in under oven, ceramic hob, stainless steel extractor fan, integrated fridge/freezer, integrated washing machine, ceramic tiled floor, recessed lighting.

## Outside

Secure gated car parking.



## 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.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

FORETSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444

BALLYNAHINCH  
028 9756 1155

CAVEHILL  
028 9072 9270

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)  
@Ulster Property Sales is a Registered Trademark