



For Sale Prime Residential Opportunity
526 Antrim Road, Belfast, BT15 5GG

ULSTER PROPERTY SALES

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McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

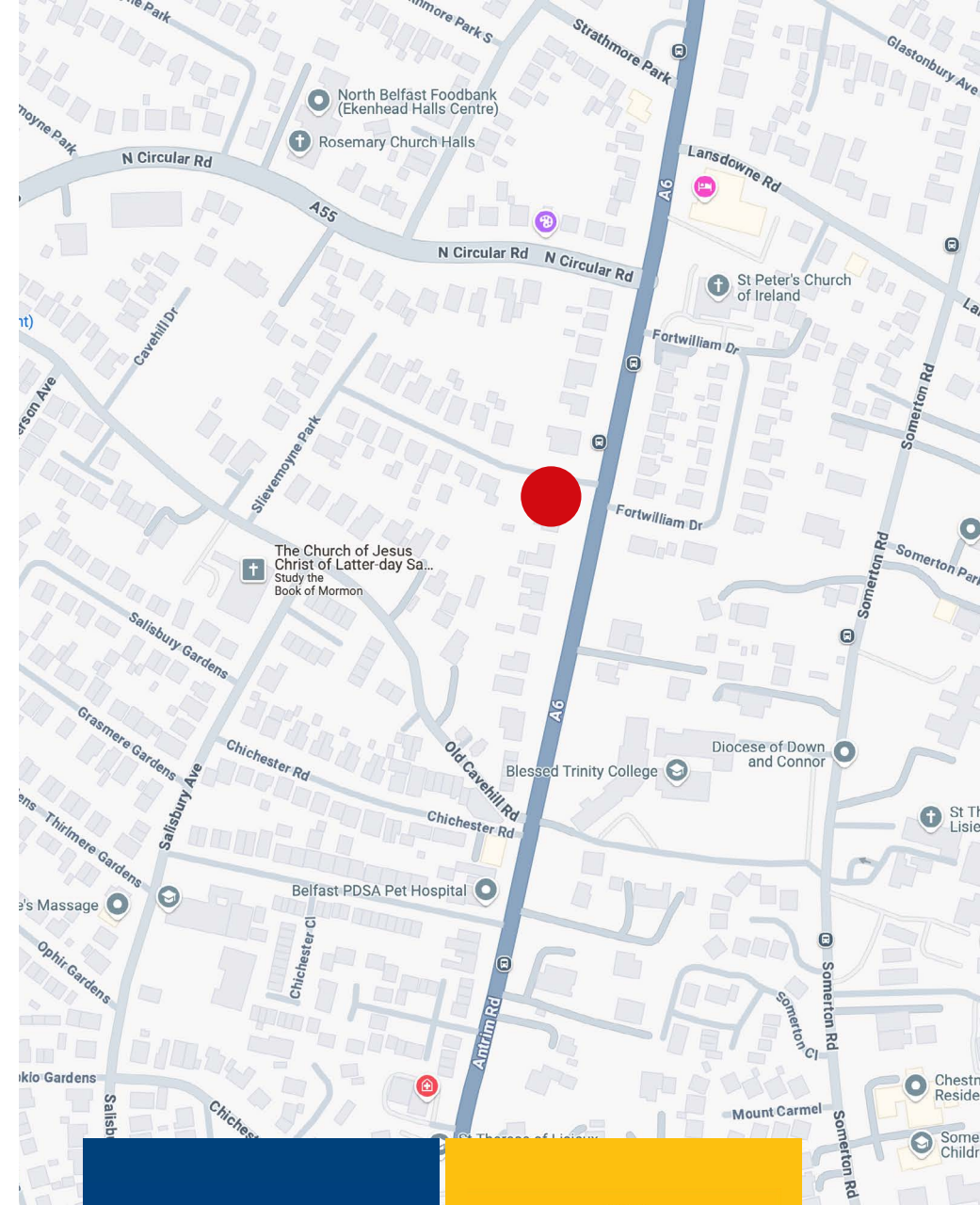
- Beautiful Period Detached Residence
- 5 Bedrooms 4 Reception Areas
- Detached Double Garage

LOCATION

- The subject property occupies a Substantial Corner Site within a highly desirable section of the Antrim Road and Slievemoyne Park
- Fantastic local transport links into Belfast City Centre and within walking distance of several pre, primary and secondary schools.
- Superb views over Belfast's Cavehill combines with the most convenient location makes this an opportunity not to be missed.

DESCRIPTION

- Beautiful Period Detached Residence
- 5 Bedrooms 4 Reception Areas
- Classic Bathroom Suite With Separate WC
- Fitted Kitchen, Walk-In Pantry
- Extended Utility Area
- Oil Fired Central Heating
- Downstairs Furnished Cloakroom
- Retaining Much Period Detail
- Magnificent South Facing Rear Garden
- Highly Regarded Residential Location



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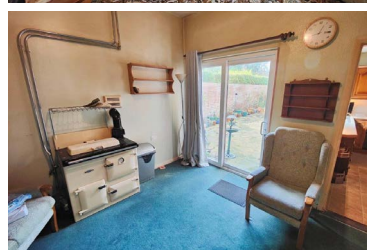
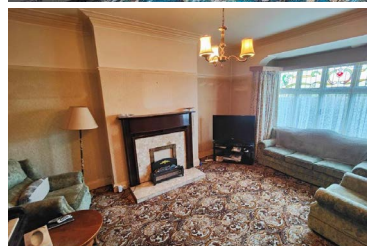


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ACCOMMODATION

Description	M	Ft & Inches
Open Entrance Porch Glazed entrance door, outside light.		
Entrance Hall 1/4 panelled walls, under stairs storage, 2 panelled radiators, picture rail.		
Furnished Cloakroom Coloured suite comprising wash hand basin, double panelled radiator, 3/4 panelled walls.		
Drawing Room into Bay Leaded light detail, hardwood antique fireplace with tiled inset, double panelled radiator, 3/4 panelled walls, cornice ceiling, original service bell.	5.09 x 4.92	16'8" x 16'1"
Lounge into Bay Leaded light detail, attractive fireplace marble inset, double panelled radiator, picture rail.	5.93 x 4.10	19'5" x 13'5"
Living Room Bow window, double panelled radiator, cornice ceiling, picture rail.	4.22 x 3.46	13'10" x 11'4"
Morning Room Rayburn oil fired range, uPvc double glazed sliding patio doors.	3.74 x 3.43	12'3" x 11'3"
Kitchen Bowl 1/2 and half stainless steel sink unit, extensive range of high and low level units, formica worktops, built in under oven, ceramic hob, integrated extractor fan, under fridge space, plumbed for dishwasher, partly tiled walls, double panelled radiator, recessed lighting.	3.64 x 3.36	11'11" x 11'0"
Walk-In Pantry Extensive range of high and low level units formica worktop.	2.78 x 1.80	9'1" x 5'10"
Covered Utility Area Belfast sink, fridge/freezer space, plumbed for washing machine, oil fired central heating boiler, twin velux rooflights, store, WC in white suite.	6.32 x 1.80	20'8" x 5'10"



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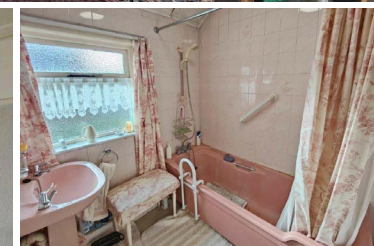
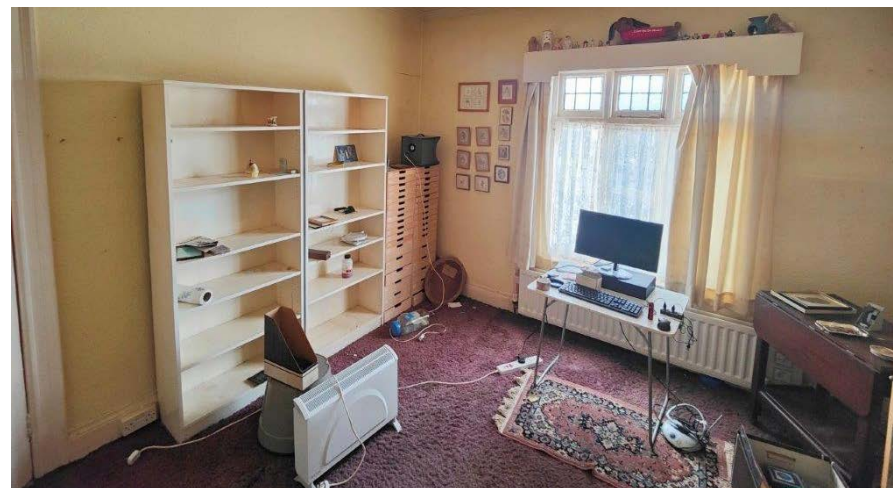
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Description	M	Ft & Inches
First Floor Landing, 2 panelled radiators , access to roof space, cornice ceiling, picture rail.		
Bedroom Double panelled radiator.	3.81 x 3.68	12'5" x 12'0"
Bathroom Coloured suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, panelled radiator with chrome towel rail, fully tiled walls, airing cupboard, hot-press.		
Separate W.C Low flush wc, fully tiled walls, panelled radiator.		
Bedroom Double panelled radiator, cornice ceiling.	3.73 x 3.44	12'2" x 11'3"
Bedroom Double panelled radiator, cornice ceiling.	3.83 x 3.42	12'6" x 11'2"
Bedroom Double panelled radiator, cornice ceiling , picture rail.	4.83 x 4.06	15'10" x 13'3"
Bedroom Double panelled radiator, cornice ceiling, picture rail.	4.12 x 4.13	13'6" x 13'6"
En-Suite White suite comprising pedestal wash hand basin, low flush wc, panelled radiator.		
Outside Extensive mature corner site with gardens front side and rear in lawns, shrubs and flower beds with extensive patio areas. Southernly aspect to rear, greenhouse, outside light and tap.		
Detached Wooden Double Garage Electric up & over door, oil tank. Ample carparking and driveway.		
Carport Double doors.		



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ASKING PRICE:

Offers in the Region of £399,950.

RATES

We understand from Land & Property Services that the Net Annual Value is as follows:

NAV: £290,000

Rate in £ 2024/25 = 0.009098

Therefore Rates Payable 2024/25 = £2,638.42

* Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to value added tax.



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EPC

Awaiting EPC

CONTACT

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