

## 64 Upper Cavehill Road , Belfast, BT15 5FB

**Offers Around £375,000**

Stunning Extended Detached Residence With Panoramic Views of Cavehill Country Park

Situated within one of North Belfast's most iconic locations, nestled at the foot of Belfast's Cavehill, this stunning red brick detached villa will have immediate appeal. The beautiful interior has benefited from an extension to the rear with vaulted ceiling creating a fabulous living space with patio doors to the rear garden. The integrated kitchen has a large island unit with archway to the snug with multi-fuel stove, furnished cloakroom and living room with multi-fuel stove and sliding doors to the sunroom. With three bedrooms on the first floor, master bedroom with built-in storage and spectacular views, luxury bathroom suite and fixed staircase to extensive roofspace storage with velux window and further potential to maximise those views. With Upvc double glazed windows, gas central heating and extensive use of quality ceramic and wooden floor coverings throughout this property offers "ready to move into" accommodation of the highest order. A superb garden room, driveway parking and hard landscaped gardens with stunning views combines with the perfect location surrounded by leading schools, Country Park and public transport links to make this a home worthy of your immediate attention - Early Viewing is 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	

# 64 Upper Cavehill Road

, Belfast, BT15 5FB



- Stunning Extended Detached Residence
- Superb Roofspace Storage
- Downstairs Cloakroom, Luxury Bathroom Suite
- Panoramic Views of Cavehill Country Park
- Upvc Double Glazed Windows
- Garden Room
- 3 Bedrooms, 3 Receptions
- Gas Central Heating
- Hard Landscaped Gardens

## Entrance Hall

Hardwood entrance door with double glazed panels, wood strip floor, wood panelled walls, double panelled radiator.

## Furnished Cloakroom

White suite comprising wash hand basin, low flush WC, tiled splash back, ceramic tiled floor.

## Snug

11'10" x 10'10" (3.62 x 3.31)

Fireplace with multi-fuel stove and mantle, built-in storage, wood laminate floor, recessed spotlights, panelled radiator.

Archway to

## Kitchen

14'9" x 10'7" (4.51 x 3.25)

Composite black bowl and a half sink unit, extensive range of high and low level units, granite effect formica worktops, 5 ring gas hob, integrated high level oven and grill, feature black glass extractor fan, tall larder, american fridge/freezer housing, feature island unit with breakfast bar, integrated dishwasher, plumbed for washing machine, recessed lighting, Pvc door to sunroom.

## Living Room

18'10" x 10'11" (5.76 x 3.33)

Multi-fuel stove with granite hearth, wood strip flooring, double panelled radiator, Pvc sliding doors.

## Sun Room

14'11" x 10'7" (4.55 x 3.25)

Vaulted ceiling, media wall, bespoke built-in storage, wall mounted electric fire with mantle, electric radiator, Pvc double glazed sliding doors to rear.

## First Floor

Picture window, panelled walls, archway, wood strip flooring.

## Roofspace Storage

17'8" x 8'0" at widest (5.40 x 2.45 at widest)

Velux style window, under eaves storage.

## Bathroom

Luxury white suite comprising "jacuzzi" style bath with telephone handset shower, vanity unit, smart mirror, low flush wc, walk-in shower cubicle, thermostatically controlled drench shower, telephone hand shower, pvc panelled walls, feature radiator, ceramic tiled floor, recessed lighting.

## Bedroom

11'2" x 10'8" (3.41 x 3.26)

Built-in storage, recessed lighting, panelled radiator.

## Bedroom

10'10" x 10'13" (3.30m x 3.05m)

Panelled radiator.

## Bedroom

10'10" x 7'4" (3.31 x 2.26)

Panelled radiator.

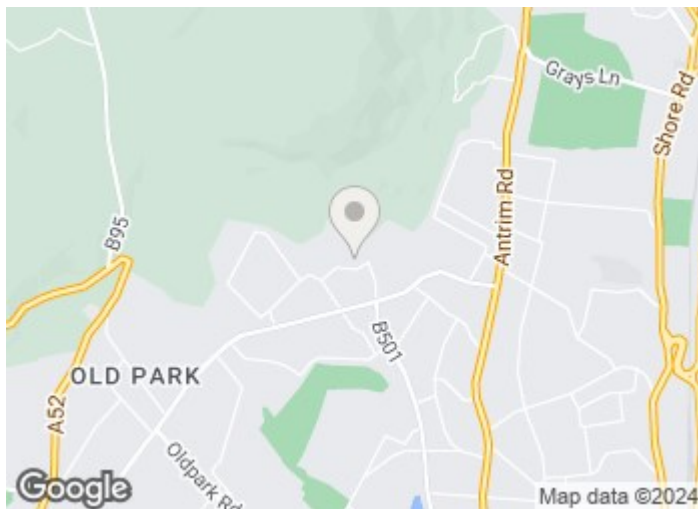
## Garden Room

19'5" x 14'11" at widest (5.92 x 4.55 at widest)

Pvc sliding doors, recessed lighting, wood laminate floor.

## Outside

Wooden entrance gates, pedestrian gates, brick paved driveway, electric car charge point, external lighting. Hard landscaped gardens to front with paved patio, mature hedging, raised reclaimed timber flower beds and artificial grass. Hard landscaped gardens to rear in artificial grass, paved patio, outside tap, external lighting.



## 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.

