



## 27 Cleaver Avenue, Belfast, BT9 5JA

**Price Guide £650,000**

27 Cleaver Avenue is a rare opportunity to acquire a detached bungalow occupying a generous south - facing site, situated in a desirable and well established location. This charming bungalow offers bright and well proportioned accommodation which may be adapted as required. Full planning permission has been granted for demolition and the construction of a new one and a half storey detached dwelling, designed by award winning architect Des Ewing, which offers potential for further enhancement.

Nestled within a private, elevated site, the property enjoys an abundance of natural light throughout the day and provides a warm and welcoming atmosphere, perfectly suited to a range of buyers including families and those wishing to downsize.

The accommodation comprises a spacious lounge, kitchen, three comfortable bedrooms - one of which has an en-suite bathroom and a family bathroom. Large windows to the rear make the most of the sunny orientation, while the private garden provides an ideal space for outdoor entertaining.

The generous plot offers excellent scope to extend, reconfigure, or modernise to create a truly special home tailored to individual tastes. This is a rare opportunity to secure a property that can grow with your needs.

- Charming Detached Three Bedroom Bungalow
- Bright & Spacious Accommodation
- Driveway Providing Ample Parking Space, Car Port & Utility
- Attractive Original Features In Place
- Large Lounge With Pleasant Outlook Overlooking South Facing Garden
- Generous South Facing Site
- Planning Permission In Place For Demolition & Redevelopment
- Gas Fired Central Heating
- Sought After Location Close To Recreational, Educational & Cultural Amenities
- A Chain Free, Unique Opportunity

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	34	40

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR  
ENTRANCE PORCH  
RECEPTION HALL**



Storage off.

**LOUNGE 20'4" x 19'8" (6.2 x 6.0)**



Brick fireplace. Cornice & picture rail.  
Laminate wood floor.

**CONSERVATORY**



**KITCHEN 16'0" x 14'1" (4.9 x 4.3)**



Contemporary range of high and low level  
units, integrated oven, 4 ring hob & stainless  
steel extractor fan.

**BEDROOM ONE 11'9" x 11'5" (3.6 x 3.5)**



Solid wood floor.

**ENSUITE BATHROOM**



White suite comprising low flush W.C, panel  
bath, pedestal wash hand basin.

### BEDROOM TWO 14'1" x 11'1" (4.3 x 3.4)



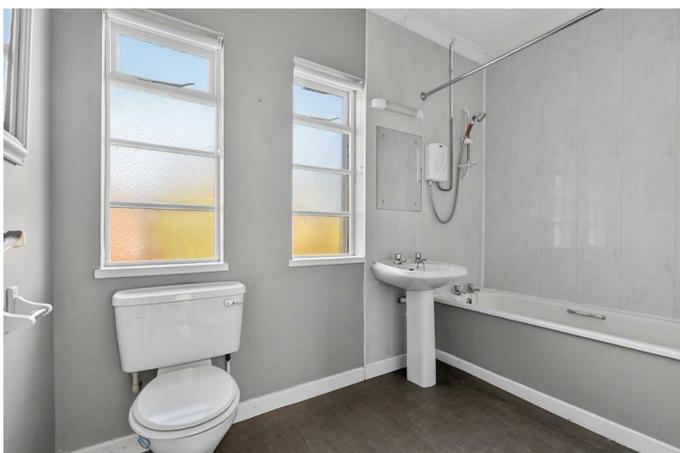
Solid wood floor.

### BEDROOM THREE 9'6" x 9'6" (2.9 x 2.9)



Laminate wood floor.

### BATHROOM



White suite comprising low flush W.C, panel bath with electric shower over, pedestal wash hand basin.

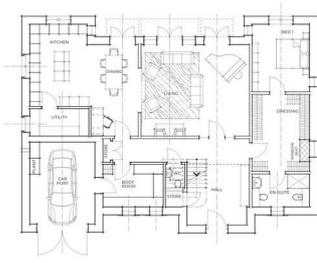
### OUTSIDE



Private, enclosed south facing garden to rear in lawn.

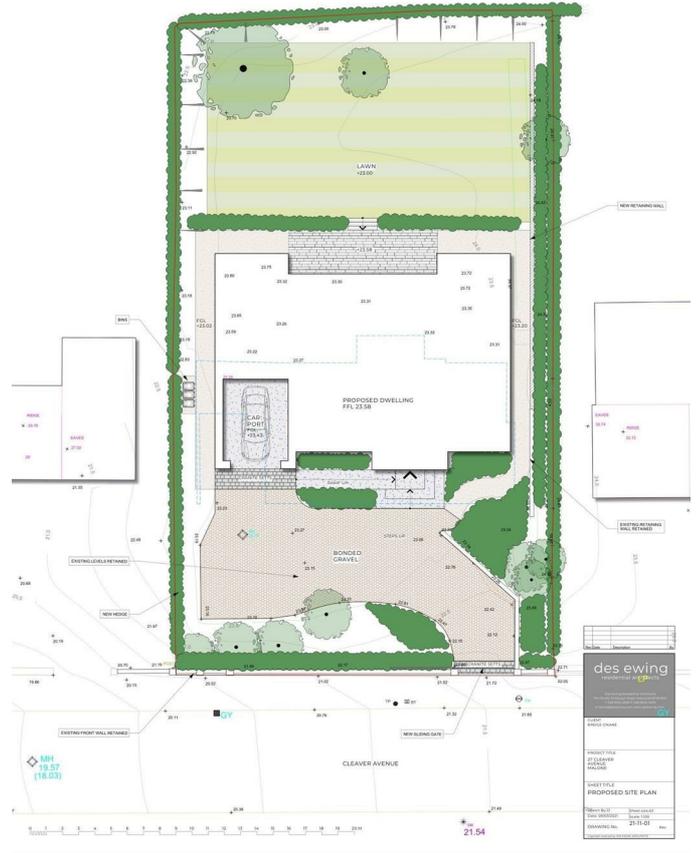


# PLANNING PERMISSION

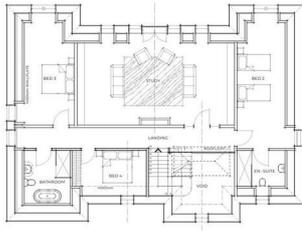


PROJECT NAME PROPOSED GROUND FLOOR PLAN	
DRAWN BY: [Name] CHECKED BY: [Name]	DATE: 21-11-21

Planning permission has been granted for the demolition of the existing dwelling & car port and the construction of a new one and a half storey detached dwelling along with associated site works. Full details can be obtained by contacting our office.



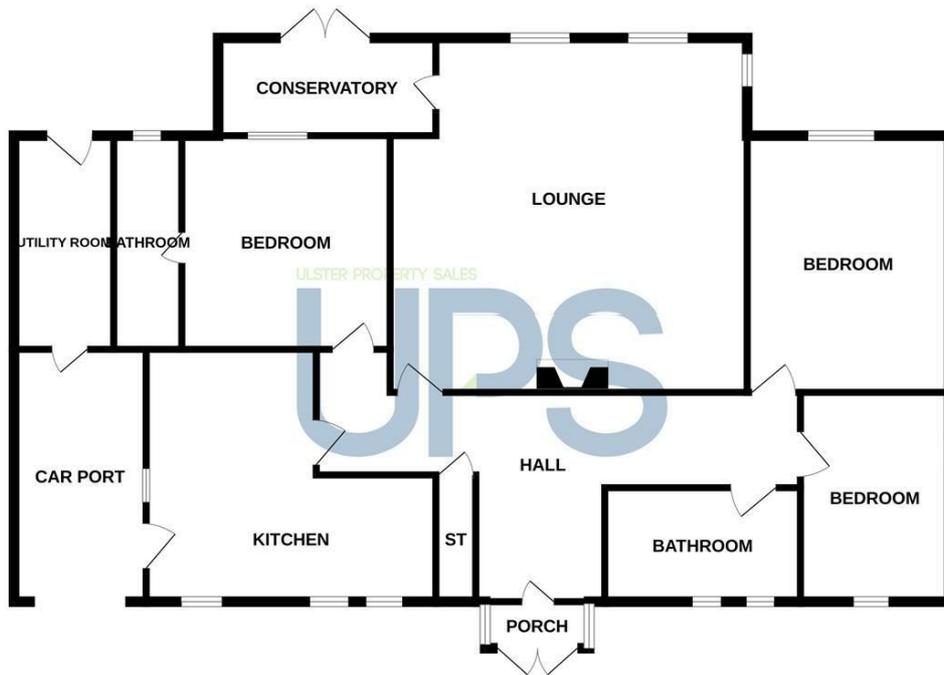
PROJECT NAME PROPOSED SITE PLAN	
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PROJECT NAME PROPOSED FIRST FLOOR PLAN	
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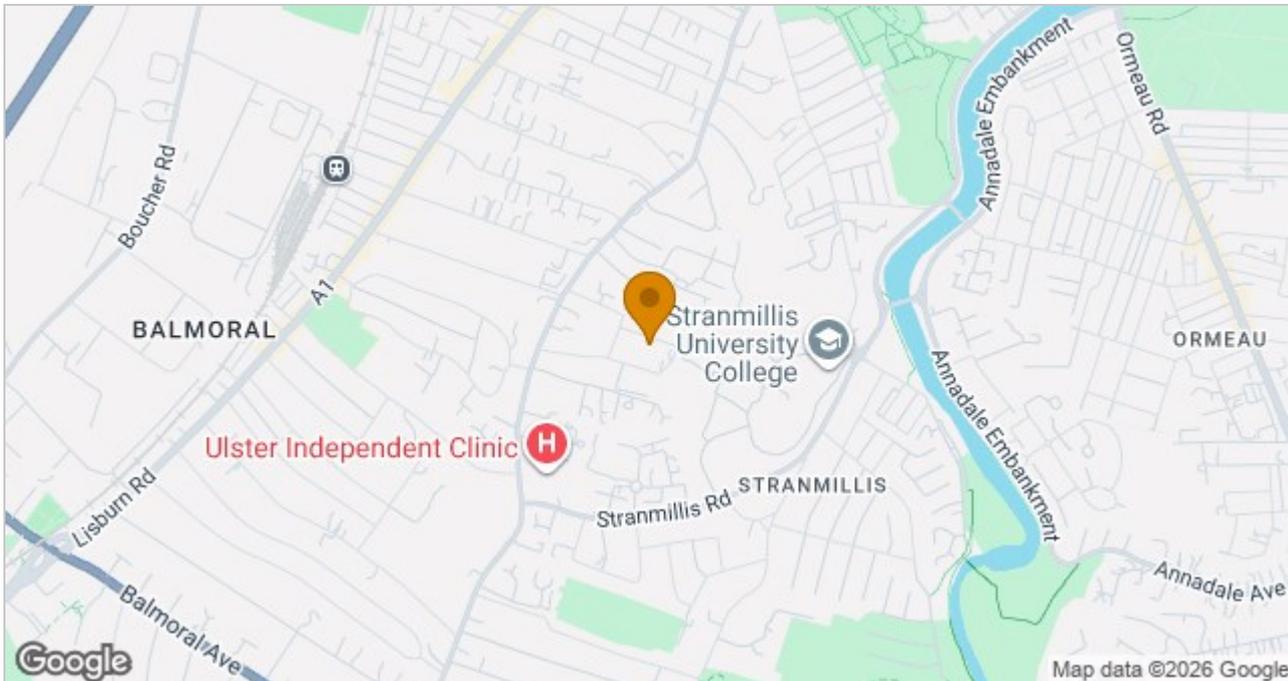
# Floor Plan

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



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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