

99 Cliftonville Road, Belfast, BT14 6JQ



PRICE Offers Around £249,950

99 Cliftonville Road is a striking detached residence that masterfully combines Victorian architectural grandeur with the expansive proportions required for modern luxury living. This double-fronted home commands immediate attention, offering a rare blend of period character and versatile space. From the symmetrical façade to the high ceilings and ornate cornicing within, the property serves as a sophisticated sanctuary for those who appreciate historical "gravitas" alongside contemporary functionality.

The ground floor is defined by three generous reception rooms plus a study, providing a fluid layout perfect for both formal entertaining and relaxed family life. Whether configured as a grand drawing room, a private library, or a contemporary media suite, these light-filled spaces adapt effortlessly to your lifestyle. Upstairs, there are 3 bright spacious bedrooms, all with ensuite shower rooms.

Uniquely for a period property, the home features four full bathrooms, ensuring ultimate privacy and convenience for every resident. Its detached status provides a sense of seclusion and wraparound access, all while situated in a premier location within close proximity to schools and local amenities. With a high level of interest anticipated, an early viewing is highly recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

- **Impressive Victorian Style Detached Villa**
- **Three Well Proportioned Bedrooms - All with Ensuite**
 - **Three Spacious Reception Rooms and a Study**
 - **Modern Shaker Style Kitchen**
 - **Ground Floor Shower Room / Utility Room**
- **Maintaining Original Victorian Stained Glass/Sash Windows**
 - **Gas Fired Central Heating**
- **Private Enclosed Courtyard Style Garden to Rear/Private Driveway to Side**
- **Generously Priced to Allow for Modernisation**
 - **Highly Sought After Convenient Location**



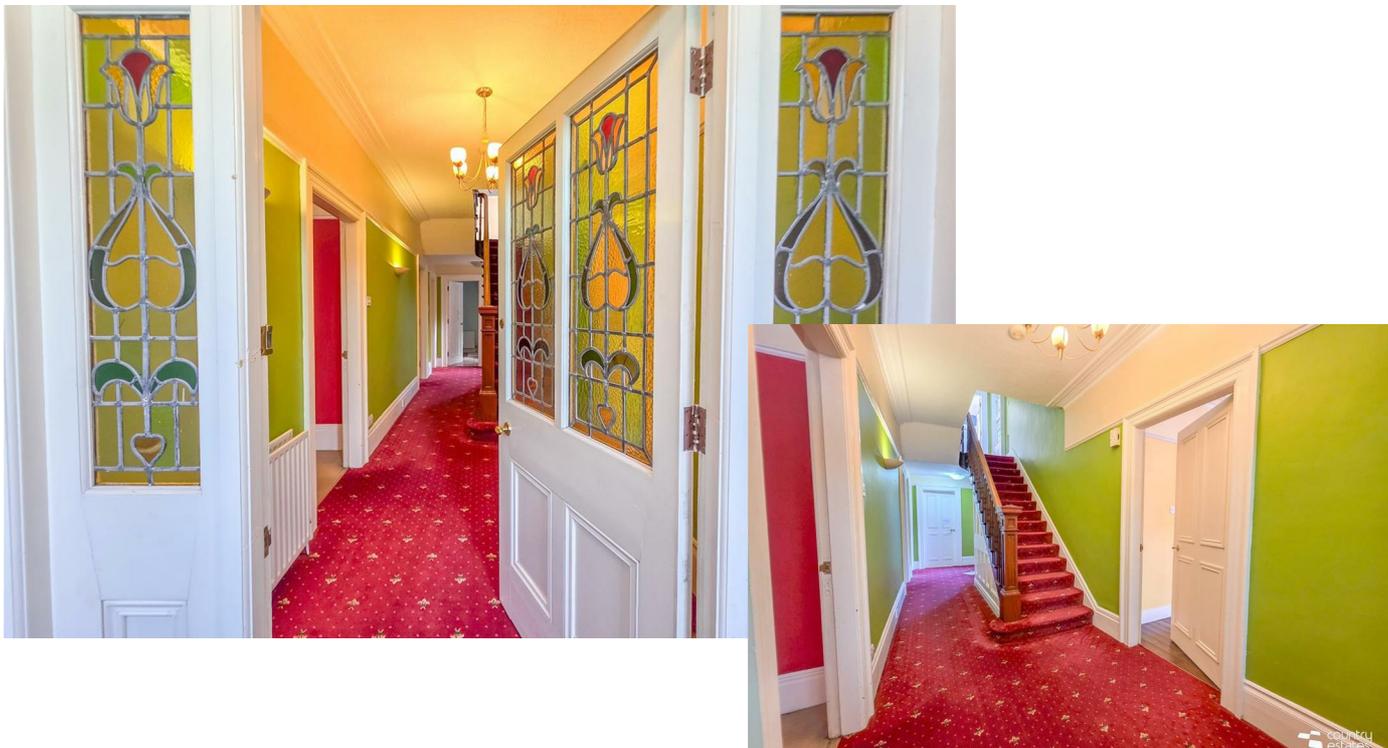
ACCOMMODATION

ENTRANCE PORCH

Hard wood front door with leaded stained glass side screens and fan light into entrance porch.

ENTRANCE HALL

Hard wood front door with leaded stained glass side screens and fan light into spacious entrance hall.



SPACIOUS LOUNGE/DINING 17'4" x 12'5" (into bay)

Hardwood flooring. Attractive fireplace with mahogany surround and tiled hearth. Glazed French doors into:



SHAKER STYLE KITCHEN 12'9" x 12'5"

Equipped with a comprehensive range of high and low level shaker style fitted units and contrasting work surfaces. Single drainer stainless steel sink unit. Integrated dishwasher. Space for free standing oven with over head extractor fan housed in stainless steel canopy. Space for free standing fridge freezer. Glass display cabinet. Part tiled walls. Tiled floor. PVC double glazed French door to rear courtyard.



FAMILY ROOM 17'4" x 12'5" (into bay)

Attractive feature cast iron fire place with gas fire.



LIVING ROOM 14'5" x 11'9"

Dual window aspect with leaded glass.

STUDY/BEDROOM 4 12'1" x 11'9" (at max)



SHOWER ROOM / UTILITY 10'2" x 8'6"

Comprising fully tiled shower cubicle with electric shower unit, pedestal wash hand basin and a low flush WC. High and low level storage units with contrasting work surfaces. Single drainer stainless steel sink unit. Plumbed for washing machine. Vented for tumble dryer. Tiled floor. Boiler cupboard.



FIRST FLOOR

Half landing with stained glass sash window. Hot press storage cupboard. Access to roof space.

BEDROOM 1 19'4" x 12'5" at max

Steps up to:

ENSUITE SHOWER ROOM

Comprising built in wardrobes, large PVC panelled shower cubicle with thermostatically controlled drench style shower unit and hand shower attachment, pedestal wash hand basin and a low flush WC. Tiled floor. Part tiled walls.



BEDROOM 2 17'8" x 12'5"

(Into bay window) Open into:

ENSUITE SHOWER ROOM

Comprising built in wardrobes, large PVC panelled shower cubicle with thermostatically controlled drench style shower unit and hand shower attachment, pedestal wash hand basin and a low flush WC. Tiled floor. Part tiled walls.



BEDROOM 3 17'8" x 11'9"

(Into Bay window). Dressing room through to:

ENSUITE SHOWER ROOM

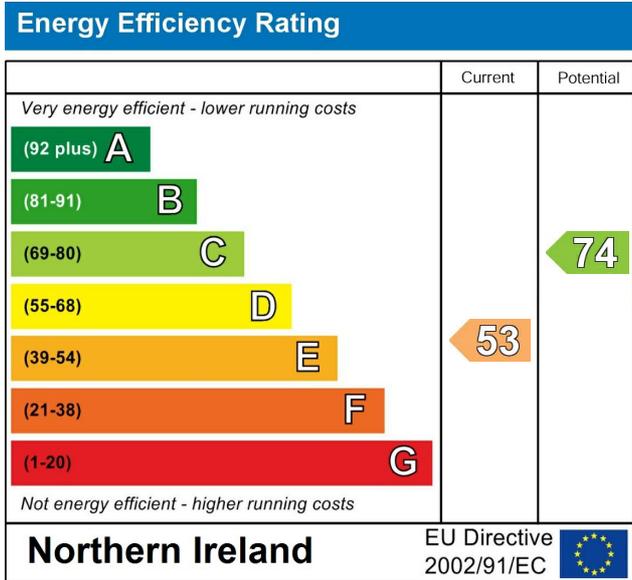
Comprising built in wardrobes, PVC panelled shower cubicle with electric shower unit, pedestal wash hand basin and a low flush WC. Tiled floor. Part tiled walls.



OUTSIDE

Neat well maintained lawn to front, screened by perimeter hedgerow. With attractive mature trees. Private parking to side, accessed via twin gates with ample space for a variety of vehicles. Private enclosed courtyard style garden to rear. Paved for low maintenance.





IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.

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