



20 CYPRUS AVENUE

BELFAST BT5 5NT

Offers Around

£1,100,000



DETACHED

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This stunning detached residence on the prestigious Cyprus Avenue offers an exceptional blend of period elegance and modern luxury in one of East Belfast's most distinguished settings. Beautifully restored and thoughtfully extended, the property combines classic architectural charm with bright, contemporary living spaces ideal for families and those seeking a high-quality home in a prime location.

The property has beautifully landscaped gardens offering excellent privacy. A large terrace and multiple seating areas provide spaces for entertaining and relaxation, complemented by well-kept lawns and mature hedging. With excellent kerb appeal and generous parking, this remarkable home offers rare quality along one of Belfast's most sought-after avenues.



KEY FEATURES

- Stunning detached period residence on the prestigious, tree-lined Cyprus Avenue, offering a rare combination of heritage charm and contemporary luxury in one of East Belfast's most sought-after locations.
- Welcoming entrance hall creating an immediate sense of quality and setting the tone for the refined accommodation that follows.
- Two beautifully proportioned front reception rooms with high ceilings and large windows, offering exceptional versatility for formal entertaining, family living or quiet relaxation.
- Impressive open-plan kitchen, dining and living space to the rear, designed to maximise natural light with extensive glazing and overhead roof lights.
- Bespoke kitchen featuring a generous island, high-end appliances and stylish cabinetry, creating a perfect hub for both everyday living and entertaining.
- Contemporary living area with a feature stove and seamless access to the garden via full-height sliding doors, forming an effortless indoor-outdoor connection.
- Additional vaulted living space with exposed beams, offering a unique and characterful area ideal for work, relaxation or play.
- Spacious bedroom accommodation arranged over the upper floor, each room finished to a high standard with tasteful décor and excellent natural light.
- Principal bedroom providing a calm, elegant retreat complete with fitted storage and refined finishing touches.
- Beautiful landscaped gardens offering exceptional privacy, featuring a large terrace, multiple seating areas, immaculate lawns and mature hedging.
- Pvc Double Glazing and Gas Heating
- New Roof Installed to Main House in 2014



ROOM DETAILS

ENTRANCE

*Victorian Original
Tiled Front Porch:*

GROUND FLOOR

*Spacious Reception
Hall:*

*Ground Floor Shower
Room / WC and
Cloakroom:*

Lounge:

20'0" x 12'4"
(measurements into bay
window)

Dining Room:

15'9" x 13'2"
(measurements into bay
window)

*Kitchen / Dining /
Living Space:*

32'1" x 28'10" at widest
points

Living Space:

Kitchen:

Dining Room:

Separate Utility

Room:

13'7" x 9'9"

Former Garage:

22'0" x 9'9"

Staircase:

FIRST FLOOR

First Floor Landing:

Bedroom One:

18'7" x 13'3"

*En Suite Shower
Room:*

Bathroom:

Bedroom Two:

12'4" x 12'0"

Roofspace:

Bedroom Three:

13'2" x 11'6"

Bedroom Four:

13'2" x 11'6"

Bedroom Five:

12'4" x 11'1"

OUTSIDE

*Driveway and
Garden:*





FLOOR PLANS

GROUND FLOOR
1699 sq.ft. (157.9 sq.m.) approx.



1ST FLOOR
1177 sq.ft. (109.3 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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DIRECTIONS

Travelling along the Upper Newtownards Road in the direction of Stormont Estate, turn right at the crossroad junction onto North Road, Cyprus Avenue is the first road on the right. No 20 is on the right hand side.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.



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			
Northern Ireland		67	80
		EU Directive 2002/91/EC	

OUR BRANCHES

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