



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 176 Cavehill Road , Belfast, BT15 5EX

**Offers Around £229,950**

Handsome Red Brick Semi Detached Villa Holding A Slightly Elevated Site Within This Much Admired Residential Location.

A fabulous opportunity to purchase a magnificent red brick semi detached villa offering the perfect family accommodation. The spacious interior comprises 3/4 panelled entrance hall with wood parquet floor, 3 bedrooms, 2 reception rooms, fitted kitchen and family bathroom. The dwelling further offers partial uPvc double glazed windows excluding feature windows, Pvc fascia and eaves, economy 7 central and a detached garage.

A fabulous south facing rear garden and most convenient location with leading schools, public transport and excellent shopping on its door step combine to add the finishing touches to a home which offers unlimited potential.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC



# 176 Cavehill Road

, Belfast, BT15 5EX



- Handsome Red Brick Semi Detached Villa
- Fitted Kitchen
- Upvc Double Glazed Windows
- Fabulous Opportunity
- Highly Regarded Residential Location
- Bathroom With Separate WC
- Pvc Facia and eves
- 3 Bedroom, 2 Reception Rooms
- Economy 7 Central Heating
- Detached Garage, South Facing Rear Garden

## Enclosed Entrance Porch

Hardwood entrance door, leaded light window.

## Entrance Hall

Glazed vestibule door, 3/4 panelled walls, storage heater, herringbone wooden floor.

## Cloakroom

3/4 panelled walls

## Lounge

12'11" x 11'0" (3.94 x 3.36)

Antique fireplace, economy 7 unit, picture rail.

## Living Room

11'0" x 11'0" (3.37 x 3.36)

Antique fireplace, economy 7 unit, picture rail.

## Kitchen

9'11" x 8'6" (3.03 x 2.60)

Single drainer stainless steel sink unit, range of built-in presses with glass display units, cooker space, fridge space, plumber for washing machine, 1/2 tiled walls, economy 7 unit, terrazzo floor.

## First Floor

Landing, leaded light window, storage heater, 1/4 panelled walls.

## Bedroom

9'10" x 7'1" (3.02 x 2.17)

## Bedroom

13'8" x 11'3" (4.17 x 3.45)

Tiled fireplace.

## Bedroom

12'2" x 9'9" (3.72 x 2.99)

Twin built-in robes.

## Bathroom

Coloured suite comprising panelled bath, pedestal wash hand basin, 3/4 tiled walls, economy 7 unit, hot/press

## Separate W.C

White suite comprising low flush wc, 1/2 tiled walls.

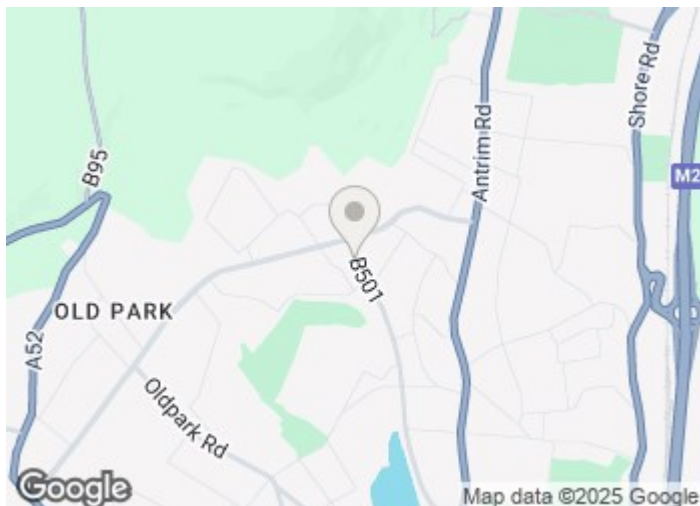
## Outside

Mature gardens front and south facing rear heavily stocked in lawns, shrubs and flower beds. Patio area.

## Detached Garage

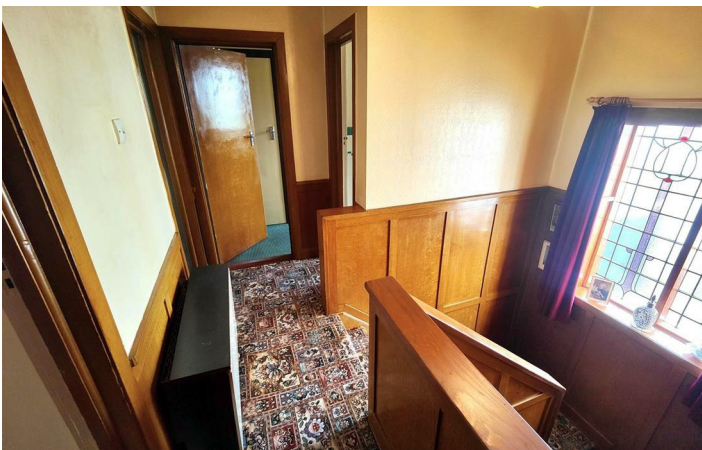
18'0 x 10'0 (5.49m x 3.05m)

Up and over door, concrete driveway.



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

