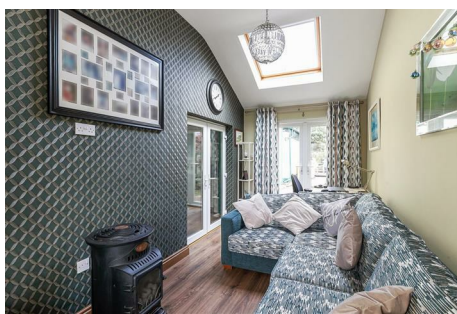




47 Cavehill Road , Belfast, BT15 5BH

Offers Over £245,000

Stunning Extended Refurbished End Town House With Delightful Views Over The Waterworks.

Superbly positioned facing The Waterworks with, leading schools, excellent shopping, cafes and public transport all within walking distance and the City just a short commute away the extended flexible accommodation comprises through lounge, luxury kitchen with range style cooker and dining, utility room, contemporary shower room, family room/bedroom/work from home space with pvc double doors and vaulted ceiling, deluxe bathroom, 3 bedrooms and superb roof space storage via a fixed staircase. The dwelling further offers gas central heating, uPvc double glazed windows and has been extended and refurbished to create a flexible living space of exacting standards throughout. With delightful private hard landscaped garden front and rear combines with this most sought after location with The Waterworks Park moments away - Early Viewing is highly recommended for this unique family home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	65	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 

47 Cavehill Road

, Belfast, BT15 5BH



- Stunning Extended End Townhouse
- Utility Room Downstairs Shower Room
- Upvc Double Glazed Windows
- 3 Bedrooms 2 Receptions
- Contemporary Bathroom
- Roof Space Storage
- Luxury Kitchen With Dining
- Gas Central Heating
- Private Hard Landscaped Gardens

Entrance Porch

Upvc double glazed entrance door, ceramic tiled floor.

Entrance Hall

Pvc double glazed door, ceramic tiled floor.

Through Lounge

20'6" x 9'7" (6.25 x 2.93)
Wood laminate floor, two double panelled radiator.

Pvc double doors to:

Family Room

16'0" x 8'3" (4.88 x 2.52)
Wood laminate floor, pvc patio doors, velux rooflight, double panelled radiator.

Kitchen

16'3" x 12'1" (4.96 x 3.69)
Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in range style cooker with 5 ring gas hob, stainless steel canopy

extractor fan, plumbed for dishwasher, plumbed for washing machine, partially tiled walls, ceramic tiled floor. recessed lighting, understairs storage, double panelled radiator, pvc door to:

Utility Room

12'5" x 11'5" at widest (3.81 x 3.48 at widest)
Fridge freezer space, skylight, double panelled radiator, pvc door to rear.

Shower Room

Contemporary white suite comprising walk-in shower, thermostatically controlled drench shower, telephone handset shower, vanity unit, low flush w.c, partially pvc panelled walls, wood laminate floor, extractor fan, chrome radiator.

First Floor

Landing.

Bathroom

Contemporary white suite comprising panelled bath, thermostatically controlled

drench shower, telephone handset shower, vanity unit, low flush w.c, partially tiled walls, Lvf flooring, panelled radiator.

Bedroom

11'11" x 10'3" (3.65 x 3.13)
Wood laminate floor, panelled radiator.

Bedroom

10'0" x 7'6" at widest (3.05 x 2.31 at widest)
Wood laminate floor, panelled radiator.

Bedroom

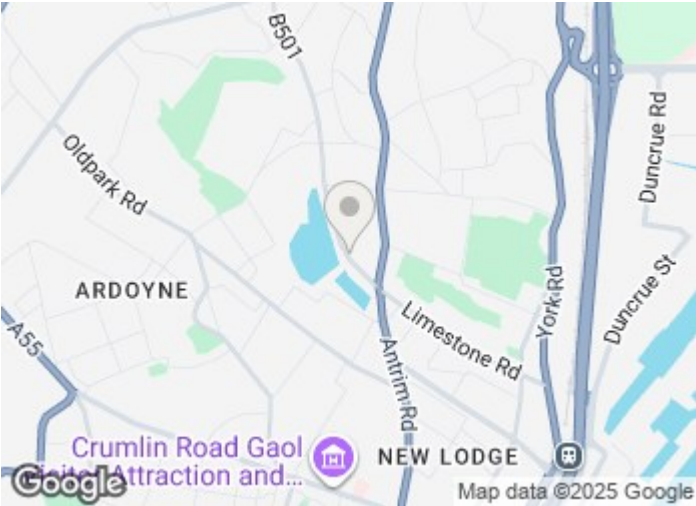
12'0" x 10'7" (3.68m x 3.25)
Wood laminate floor, concealed gas boiler, double panelled radiator.

Roof Space Storage

Via fixed staircase, Lvf flooring, under eaves storage, velux roof light, recessed lighting, double panelled radiator.

Outside

Hard landscaped gardens front and rear in feature patio areas, shrubs and flowerbeds, outside tap and light.



Directions



Floor Plan

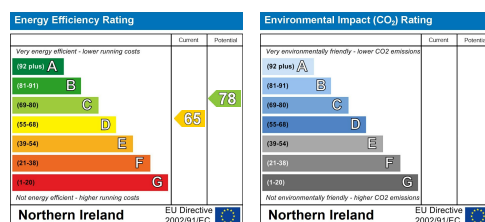
47 Cavehill Road, BELFAST, BT15 5BH



Total Area: 113.4 m² ... 1220 ft²

All measurements are approximate and for display purposes only

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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