

## 6 Madison Avenue , Belfast, BT15 5BX

**Offers Around £235,000**

Stunning Refurbished Period Town Terrace in Highly Regarded Cavehill Road Location.

Holding a prime position within this most popular and sought after location moments from the many amenities of the Cavehill and Antrim Roads this stunning spacious refurbished period town terrace will have immediate appeal. The impressive interior comprises 4 bedrooms, lounge into bay with parquet flooring, living room with attractive fireplace, recently fitted luxury fitted kitchen with built in oven and hob, integrated dish washer and deluxe recently installed white bathroom suite to first floor. The dwelling further offers oil fired central heating, pvc double glazed windows, extensive use of quality ceramic and parquet floor coverings and has benefited from an extensive programme of works and stylish decoration throughout. To the rear is a delightfully private low maintenance "City" garden with patio and storage. This spacious period home has been refurbished and re-imagined with a flair for design and all approx 10 minutes to the City Centre - Early Viewing is strongly recommended.

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		
<b>Northern Ireland</b>		
		EU Directive 2002/91/EC



# 6 Madison Avenue

, Belfast, BT15 5BX



- Stunning Refurbished Period Town Terrace
- 4 Bedrooms 2 Reception
- Luxury Fitted Kitchen
- Deluxe White Bathroom Suite
- Oil Fired Central Heating
- Pvc Double Glazed Windows
- Low Maintenance "City" Garden
- Presented To The Highest Standards
- Most Popular Cavehill Road Location

### Entrance Porch

Hardwood entrance door, ceramic tiled floor.

### Entrance Hall

Wooden flooring, picture rail, cornice ceiling, double panelled radiator.

### Lounge

15'4" x 9'11" into bay (4.69 x 3.03 into bay) Parquet laminate floor, picture rail, cornice ceiling, attractive fireplace, feature radiator.

### Living Room

12'2" x 11'1" (3.73 x 3.40) Wooden flooring, double panelled radiator.

### Kitchen

13'9" x 6'4" (4.20 x 1.95) Bowl and a half composite sink unit, extensive range of high and low level

units, granite effect worktops, built-in oven and induction hob, stainless steel canopy style extractor fan, integrated dish washer, fridge/freezer space, plumbed for washing machine, partly tiled walls, ceramic tiled floor, feature radiator, hardwood rear door.

### First Floor

Landing, cornice ceiling, panelled radiator.

### Bathroom

Deluxe white suite comprising panelled bath, shower screen, electric telephone handset shower, vanity unit, high flush wc, partially tiled walls, Lvf flooring, storage, panelled radiator.

### Bedroom

8'11" x 12'5" at widest (2.74 x 3.81 at widest) Picture rail, panelled radiator.

### Bedroom

15'5" x 7'9" into bay (4.72 x 2.38 into bay) Exposed timber floor, picture rail, cornice ceiling, double panelled radiator.

### Second floor

Landing.

### Bedroom

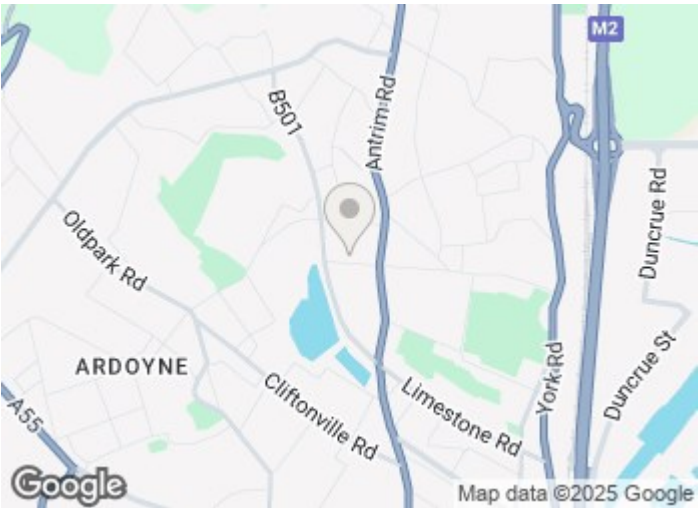
12'4" x 6'9" (3.78 x 2.06) Access to roof space, panelled radiator.

### Bedroom

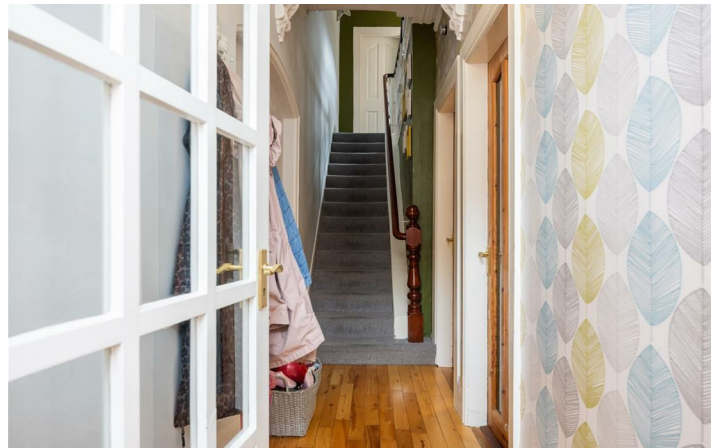
12'0" x 14'6" at widest (3.67 x 4.42 at widest) Ornate fireplace, panelled radiator.

### Outside

Enclosed forecourt in stones, pavers, mature hedging. Enclosed rear in patio, raised flowerbeds, pvc oil tank, boiler house, outside tap.



### Directions





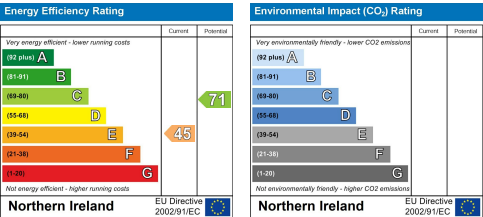
Floor Plan

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Total Area: 108.4 m² ... 1167 ft²  
All measurements are approximate and for display purposes only

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