



## 38 Old Cavehill Road , Belfast, BT15 5GT

**Offers Around £270,000**

Handsome Period Red Brick Semi Detached Villa Offering Fabulous Family Sized Accommodation And Superb Potential.

A handsome red brick semi detached villa holding a prime position within this highly regarded and sought after location. The spacious interior comprises 5 bedrooms, 2 reception rooms with lounge and dining room into bay, spacious kitchen and bathroom in coloured suite. While requiring improvement works the dwelling retains much period detail with attractive fireplaces, high ceilings with cornice detail and has oil fired central heating, double glazed windows with mature gardens with driveway and detached wooden garage. Conveniently positioned to leading schools, public transport with the city as short distance away and Cavehill tennis club on its doorstep, makes this a home an opportunity not to be missed for those seeking to create the perfect family 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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 38 Old Cavehill Road

, Belfast, BT15 5GT



- Handsome Red Brick Period Semi Detached Villa
- Kitchen With Dining Area
- Private Gardens Front South Facing Rear
- Most Convenient Location
- Highly Regarded Residential Location
- Oil Fired Central Heating
- Bathroom in Coloured Suite
- 5 Bedrooms 2 Reception Rooms
- Double Glazed Windows
- Unlimited Potential

### Enclosed Entrance Porch

Glazed entrance door, original tiled floor, picture rail, cornice ceiling.

### Entrance Hall

Cornice ceiling, panelled radiator, understairs storage.

### Lounge into Bay

15'5" x 9'3" (4.70 x 2.83)  
Slate fireplace with tiled inset, panelled radiator. exposed timber floor.

### Dining Room into Bay

12'9" x 10'11" (3.90 x 3.34)  
Cornice ceiling, quarry tiled floors, panelled radiator.

### Kitchen

17'5" x 11'5" (5.31 x 3.48)  
Bowl and a half coloured sink unit, extensive range of high and low level units, formica worktops, cooker space, canopy extractor fan, plumbed for washing machine.

fridge/freezer space:

Dining Area: panelled radiator, wood laminate floor, partly tiled walls.

### First Floor

Landing, panelled radiator, sky light, panelled radiator.

### Bathroom

Indian ivory suite comprising panelled bath, vanity unit, low flush wc, shower cubicle, thermostatically controlled shower unit, hotpress/copper cylinder, partly tiled walls.

### Bedroom

11'2" x 8'7" (3.42 x 2.63)  
Panelled radiator.

### Bedroom

11'1" x 10'5" (3.39 x 3.18)  
Panelled radiator, twin storage cupboards.

### Bedroom

16'10" x 12'5" (5.15 x 3.79)  
Tiled fireplace, panelled radiator, cornice ceiling.

### Second Floor

Velux rooflight.

### Luggage Room

### Bedroom

7'7" x 6'2" (2.33 x 1.89)  
Wood laminate floor.

### Bedroom

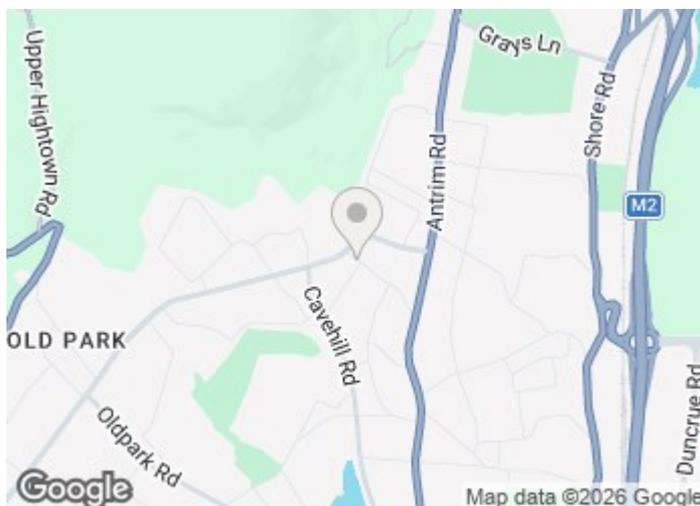
15'10" x 11'3" (4.84 x 3.44)  
Cast iron fireplace, panelled radiator.

### Outside

Mature gardens front and rear in lawns, shrubs and flower beds. Patio area. Boiler house oil boiler, store, oil tank.

### Detached Wooden Garage

Tarmac 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

