



30 Old Cavehill Road , Belfast, BT15 5GT

Offers Over £199,950

Period Semi Detached Villa In This Highly Regarded Location.

Holding a prime position with far reaching views of Belfast's Cavehill this period semi detached villa will have immediate appeal. The interior comprises 3 bedrooms, 2 reception rooms with lounge into bay, fitted kitchen incorporating built-in high level oven and hob and classic white bathroom suite. The dwelling further offers oil fired central heating, uPvc double glazed windows, retains period features throughout and attached garage. Hard landscaped front garden offering off-street carparking combines with the most convenient location and excellent local amenities with leading schools, shopping and public transport all close by.

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		EU Directive 2002/91/EC

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, Belfast, BT15 5GT



- Period Semi Detached Villa
- 3 Bedrooms
- 2 Reception Rooms Lounge Into Bay
- Fitted Kitchen
- Classic White Bathroom Suite
- Upvc Double Glazed Windows
- Oil Fired Central Heating
- Retains Period Featured Throughout
- Attached Garage

Entrance Hall

Lounge Into Bay

24'2" x 10'7" (7.38 x 3.24)

Antique fireplace, double panelled radiator.

Living Room

13'5" x 7'3" (4.10 x 2.21)

Double panelled radiator.

Kitchen

10'7" x 12'8" (3.24 x 3.87)

Bowl and 1/2 drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in high level oven and gas hob, stainless steel canopy extractor fan, plumbed for

washing machine, built-in storage.

partly tiled walls, built-in storage, oil boiler.

Garage

13'10" x 13'3" (4.24 x 4.04)

Up & over door.

First Floor

Landing.

Bathroom

Classic white bathroom suite comprising shower cubicle, electric shower, pedestal wash hand basin, low flush wc, featured radiator, pvc walls & ceiling.

Bedroom

11'4" x 7'10" (3.47 x 2.39)
Panelled radiator.

Bedroom

11'7" x 9'9" (3.55 x 2.99)
Wood laminate floor, panelled radiator.

Second Floor

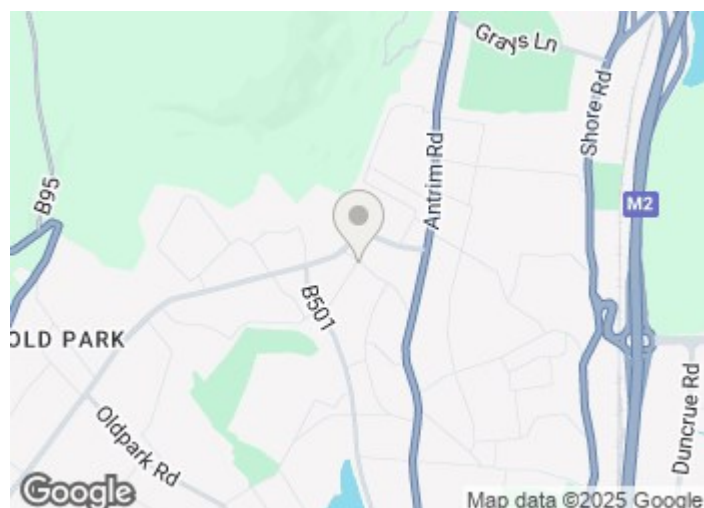
Landing, built-in attic storage.

Bedroom

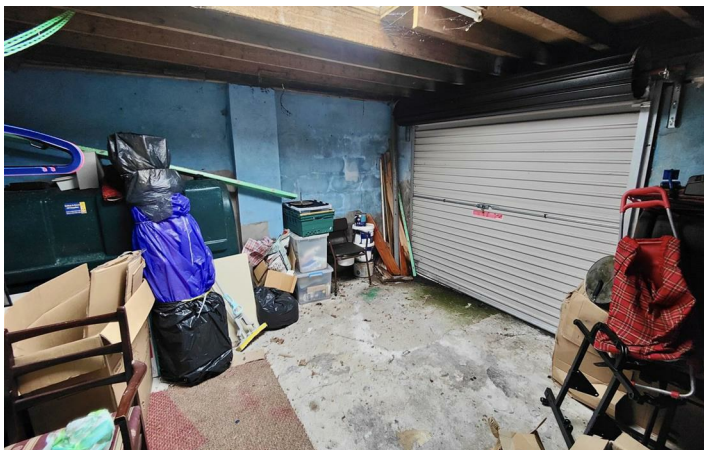
12'8" x 16'9" (3.87 x 5.12)
Built-in storage.

Outside

Hard landscaped front garden in stone chippings and mature hedging. Off street carparking



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.

