



34 Kelvin Parade , Belfast, BT14 6NB

**Offers In The Region Of
£299,950**

Magnificent Period Detached Villa Set Within A tree Lined Avenue In This Much Admired Location.

A handsome period red brick detached residence situated within this highly regarded and sought after residential location. The generously proportioned interior comprises 3 bedrooms, 3 reception rooms, spacious fitted kitchen, utility room and twin modern white bathroom suite and second shower room. The dwelling further offers spacious entrance hall with original leaded light detail, downstairs furnished cloakroom, corniced ceilings, gas fired central heating, uPvc double glazed windows. The property has been sympathetically modernised taking care to retain as much period detail as possible and overflows with superb features. Ample off street car parking, an attached garage combines with a most convenient location with leading schools, excellent shopping, Cliftonville golf club and Queen Mary Gardens all within walking distance makes this 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		
Northern Ireland		EU Directive 2002/91/EC

34 Kelvin Parade

, Belfast, BT14 6NB



- Extended Red Brick Period Detached Residence
- Gas Central Heating
- Modern Shower Room
- Corner Site Within A Tree Lined Avenue
- 3 Bedrooms 3+ Reception Rooms
- Upvc Double Glazed Windows
- Downstairs Furnished Cloakroom
- Spacious Fitted Kitchen Utility Room
- Modern White Family Bathroom
- Attached Garage Ample Carparking

Enclosed Entrance Porch

Upvc double glazed entrance door, ceramic tiled floor.

Entrance Hall

Original vestibule door and window with leaded light detail, ceramic tiled floor, under stairs storage.

Furnished Cloakroom

White suite comprising low flush wc, pedestal wash hand basin, recessed lighting.

Lounge into Bay

17'6" x 11'8" (5.35 x 3.58)

Attractive marble fireplace, wood burning stove, feature panelled radiator, cornice ceiling, wood laminate floor.

Drawing Room into Bay

14'5" x 12'8" (4.41 x 3.88)

Wood laminate floor, three panelled radiators, cornice ceiling, ceiling rose.

Familyroom

12'1" x 11'10" (3.69 x 3.61)

Ceramic tiled floor, panelled radiator, concealed gas boiler.

Open Plan

Kitchen

11'8" x 9'3" (3.57 x 2.84)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, range space, fridge/freezer space, plumbed for washing machine,

Utility Room

13'8" x 12'9" (4.18 x 3.91)

Ceramic tiled floor, access to garage

First Floor

Landing, leaded light window.

Bedroom

14'6" x 12'11" (4.42 x 3.96)

Tiled fireplace, range of built-in robes, panelled radiator.

Bedroom

12'6" x 11'7" (3.82 x 3.55)

Panelled radiator, built-in robe.

Bedroom

12'9" x 11'5" (3.89 x 3.48)

Panelled radiator, built-in robe, with cupboard.

Bathroom

Modern white suite comprising panelled bath, vanity unit, low flush Wc, Pvc panelled walls, chrome radiator, exposed brick wall, recessed lighting.

Shower room

White suite comprising Shower cubicle, thermostatically controlled shower, drench shower, vanity unit, low flush wc, pvc panelled walls, chrome raditors.

Store

Natural light

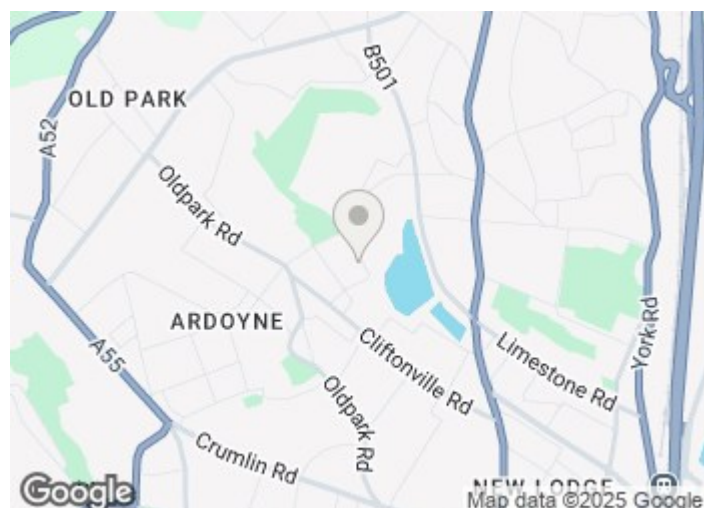
Attached Garage

16'6" x 14'0" (5.03 x 4.29)

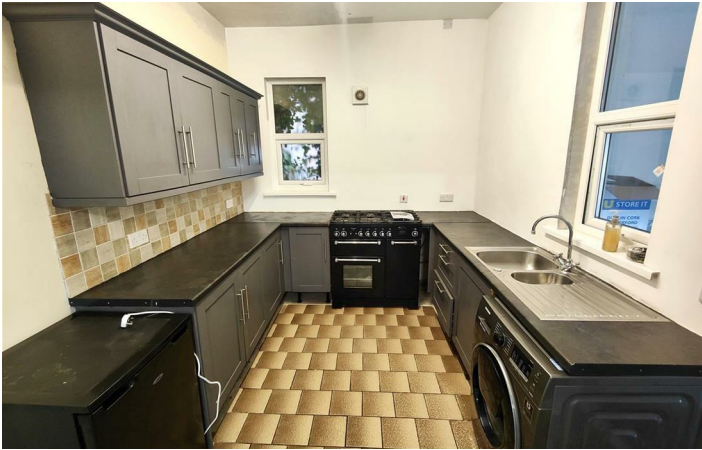
Roller shutter door, light and power. Ample carparking.

Outside

Mature corner site with gardens front and side in lawn, mature hedging.



Directions



Floor Plan

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