



10 Glastonbury Avenue , Belfast, BT15 4DL

Offers Over £550,000

Magnificent Detached Period Detached Residence Circa 1900 Commanding A Substantial Mature site Nestling At The Foot Of Belfast's Cavehill.

The tree lined avenue of Glastonbury Avenue offers some of the finest homes to have been constructed on the North Shore of Belfast Lough. Number ten offers the successful purchaser an opportunity to acquire a handsome detached residence affording beautifully proportioned accommodation retaining a host of original features. The interior comprises 3 reception rooms together with a gracious entrance hallway and angled entrance porch, downstairs furnished cloakroom, cottage style kitchen with utility room and butlers pantry. The first floor offers a bright spacious landing with access to the loft 4 bedrooms, with en-suite shower room to principal bedroom and family bathroom in white suite with separate shower cubical. Externally the property is positioned on a mature private site with driveway affording ample carparking with modern built detached garage and a substantial basement offering limitless possibilities. Conveniently positioned to leading schools, Cavehill Country Park, Fortwilliam Golf Course and public transport with the City a short distance away. Immediate inspection is highly recommended.

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	

10 Glastonbury Avenue

, Belfast, BT15 4DL



- Handsome Red Brick Detached Residence
- Magnificent Gardens Off A Tree Lined Avenue
- 4 Bedrooms 3 Reception Rooms
- Family Bathroom Plus En-suite Shower Room
- Downstairs Furnished Cloakroom
- Cottage Style Kitchen With Utility Room
- Oil Fired Central Heating
- Substantial Full Sized Basement
- Double Gazed Windows With Feature Leaded Light Detail
- Highly Regarded Residential Location

Entrance Porch

Hardwood entrance door, original tiled floor, picture rail.

Entrance Hall

Vestibule door with leaded light detail, wood strip floor, two double panelled radiators, cornice ceiling.

Furnished Cloakroom

White suite comprising pedestal wash hand basin, low flush wc, wood strip floor, wood panelled walls, double panelled radiator.

Dining Room

15'9" x 14'1" (4.81 x 4.31)

Antique hardwood fireplace, cast iron inset, granite hearth, wood strip floor, double panelled radiator, leaded light detail to windows, cornice ceiling.

Lounge Into Bay

20'11" x 18'3" (6.38 x 5.58)

Period fireplace, wood strip floor, three double panelled radiators, picture rail, cornice ceiling.

Kitchen

21'8" x 18'2" (6.61 x 5.55)

Double Bowl Belfast sink, granite drainer, extensive range of high and low level units, granite worktops, range cooker space, canopy integrated extractor fan, partly tiled walls, original clay tiled floor, double panelled radiator, picture rail, recessed lighting, cornice ceiling.

Family Room Casual Dining

Original hardwood fireplace with marble inset and hearth, wood strip floor, double panelled radiator, dado rail, cornice ceiling.

Butlers Pantry

Wood strip floor, 1/4 panelled walls, shelving.

Extended Utility Area

10'0" x 6'9" (3.05 x 2.07)

Fridge/freezer space, plumbed for washing machine, tumble dryer space, original clay tiled floor, double panelled radiator.

First Floor

Landing, leaded light windows, cornice ceiling, built-in storage, hot-press copper cylinder.

Separate Wc

White suite comprising low flush wc, ceramic tiled floor, 1/2 tiled walls, picture rail.

Bedroom

13'10" x 11'1" (4.24 x 3.39)

Exposed timber floor, double panelled radiator, picture rail.

Bathroom

Classic white bathroom suite with gold fittings comprising corner jacuzzi bath, shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, ceramic tiled floor, 1/2 tiled walls, picture rail.

Bedroom

12'9" x 14'2" (3.89 x 4.32)

Exposed timber floor, double panelled radiator, picture rail.

Bedroom

13'2" x 9'2" (4.03 x 2.81)

Exposed timber floor, double panelled radiator, picture rail.

Bedroom

15'10" x 13'11" (4.84 x 4.26)

Exposed timber floor, double panelled radiator, picture rail.

En-Suite

Classic white suite comprising shower cubicle, electric shower, pedestal wash hand basin, low flush wc, ceramic tiled floor, double panelled radiator.

Outside

Basement

22'2" x 17'6" (6.76 x 5.35)

Upvc door, oil tank, lighting.

Basement Storage

22'6" x 6'1" (6.87 x 1.86)

Lighting.

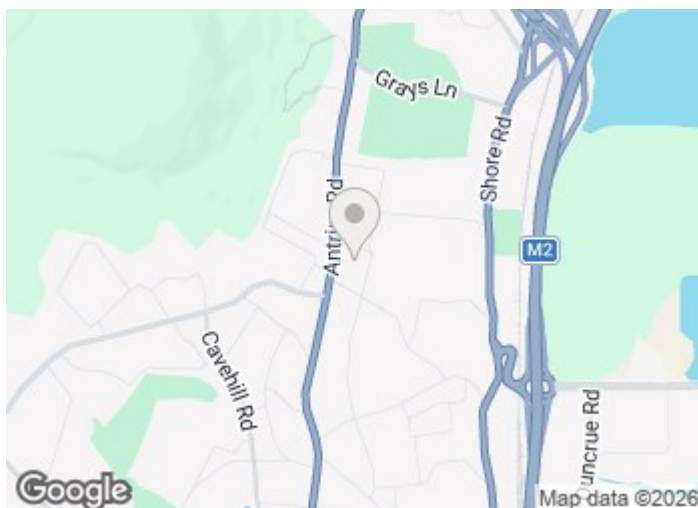
Detached Garage

15'10" x 10'6" (4.85 x 3.22)

Roller shutter door. Sweeping driveway ample car parking.

Outside

Extensive mature gardens front side and rear in well tended lawns, boundary hedges, shrubs and mature trees. A walled raised patio area with direct access from the kitchen area adds a fabulous outside dining area.



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.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

FORETSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
@Ulster Property Sales is a Registered Trademark