



## 15 Innisfayle Road , Belfast, BT15 4ER

**Offers Over £495,000**

An exceptional 1930s detached villa occupying a magnificent mature and exceptionally private site within one of North Belfast's most sought-after residential addresses, nestled beneath the iconic Cavehill and within close proximity to Fortwilliam Golf Club.

This handsome family home is approached via extensive brick paviour driveway with parking bays leading to a matching detached garage, while the beautifully landscaped gardens enjoy a profusion of mature trees, flowering shrubs and terraced rear gardens offering outstanding privacy and a tranquil setting.

The property retains an abundance of original period character and charm including feature fireplaces, exposed wood strip flooring, wood panelled entrance hall, and double glazed windows with feature leaded light detail beneath a distinctive rosemary tiled roof. The generously proportioned accommodation comprises four well-appointed bedrooms, family bathroom with separate wc, two elegant reception rooms, a striking 3/4 wood panelled reception hall, furnished cloakroom, fitted kitchen with walk-in pantry, separate utility room, second downstairs wc, and oil fired central heating is installed.

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	

# 15 Innisfayle Road , Belfast, BT15 4ER



- Handsome 1930's Detached Residence
- Extensive Fitted Kitchen/ Utility Room
- Furnished Downstairs Wc
- Highly Sought After Residential Location
- Exceptionally Private Mature Private Site
- Family Bathroom with Separate Wc
- Magnificent Period Features
- 4 Bedrooms 2 Reception Rooms
- Oil Fired Central Heating
- Matching Detached Garage

## Open Entrance Porch

Original bevelled glass entrance door, ceramic tiled floor.

## Entrance Hall

Three quarter wood panelled walls, wood strip floor, wall light point, panelled radiator, storage, ornate ceiling.

## Furnished Cloakroom

Cloakroom with panelled walls, pedestal wash hand basin, separate furnished cloakroom in white suite to include, low flush wc, panelled walls, wood strip floor, panelled radiator.

## Inner Hall

Wood strip floor, understairs storage.

## Through Lounge

23'3" x 13'3" (7.09 x 4.06)

Original tiled fireplace, gas fire, 3 double panelled radiators, exposed timber floor, wall light point, picture rail, cornice ceiling, double french doors leading to patio.

## Dining Room

15'5" x 12'3" (4.71 x 3.74)

Antique hardwood fireplace, exposed timber floor, panelled radiator, cornice ceiling, wall light points.

## Kitchen

14'10" x 9'9" (4.54 x 2.99)

Bowl and a half single drainer composite sink unit, extensive range of high and low level units, formica worktops, cooker space, canopy extractor fan, plumbed for dishwasher, terrazzo floor, fully tiled walls, double panelled radiator

## Walk-in Pantry

Quarter panelled walls, glazed cupboards

## Rear Lobby

## Utility Room

9'8" x 4'5" (2.97 x 1.35)

Single drainer stainless steel sink unit, range of glazed high level units, plumbed for washing machine, tumble dryer space.

## W.C

High flush wc, terrazzo floor.

## Boiler Room

Oil fired central heating boiler.

## First Floor

Landing feature leaded light window, storage cupboard, hot press, wall light points, panelled radiator, ornate ceiling.

## Bedroom

9'6" x 8'0" (2.90 x 2.44)

Pedestal wash hand basin, panelled radiator, exposed timber floor.

## Separate W.C

White suite comprising low flush wc, leaded light window, ceramic tiled floor.

## Bedroom

14'0" x 11'11" (4.29 x 3.64)

Original tiled fireplace, wash hand basin, panelled radiator, corniced ceiling.

## Bedroom

11'1" x 10'7" (3.38 x 3.24)

Panelled radiator, picture rail.

## Bathroom

White suite comprising panelled bath, telephone hand

shower, pedestal wash hand basin, three quarter tiled walls, ceramic tiled floor.

## Bedroom

23'8" x 12'11" (7.22 x 3.95)

Original tiled fireplace, double panelled radiator, single panelled radiator.

## Roof Space

Slingsby type ladder, electric light.

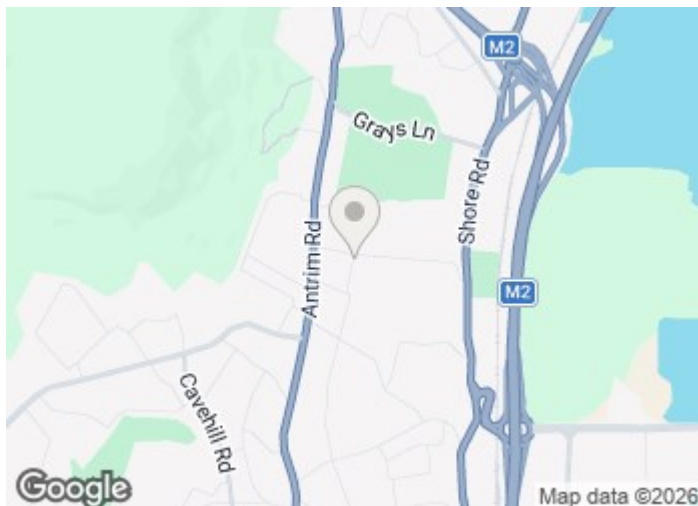
## Outside

Heavily stocked private mature gardens, front and terraced rear heavily stocked in lawn, shrubs and flower beds with hedging and trees, rear brick paver path ways with feature patio area to rear, outside light and tap, oil tank.

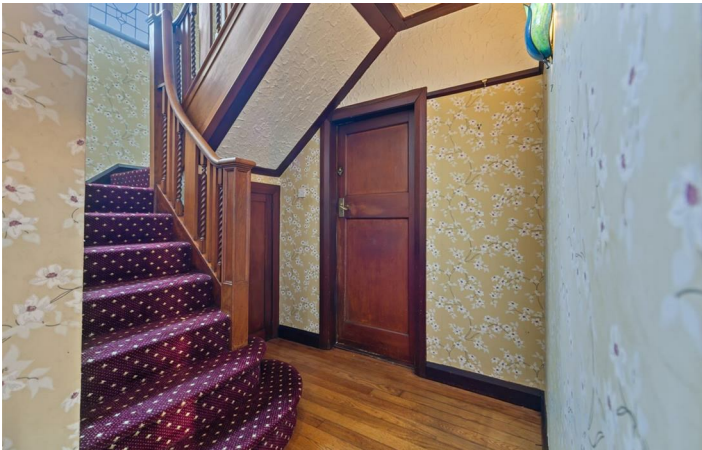
## Detached Matching Garage

16'2" x 9'1" (4.95 x 2.77)

Double gates leading to brick paver driveway with ample carparking, bi-folding door, light and power.

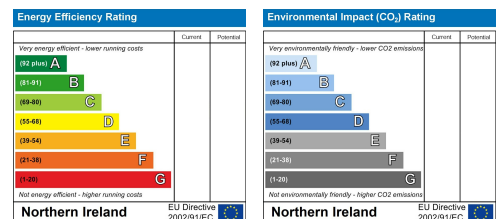


## Directions



# Floor Plan

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