



Elegant and timeless, this stunning four bedroom period residence blends classical architecture with a contemporary twist. Features in several of Ireland's leading publications including The Irish Independent, the property offers beautifully proportioned living across two floors.

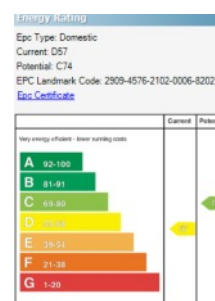
In addition to two separate reception rooms, there is an exquisite bespoke kitchen with dining area and access to a delightful garden, creating an inviting hub for modern family living and entertaining. Upstairs, four well appointed bedrooms offer flexibility for growing families, guests or working from home.

Set within one of East Belfast's most sought after leafy suburbs just off Cyprus Avenue, Sandford Avenue enjoys close proximity to leading local schools, boutique amenities and transport links.

Offers Over
£499,950

2 Sandford Avenue,
off Cyprus Avenue,
Belfast,
BT5 5NW

Viewing by
appointment with
& through agent
028 9065 0000





- Stunning Semi-Detached Period Home with a contemporary twist
- Prestigious, sought after address just off Cyprus Avenue
- Lounge with feature fireplace and wall panelling
- Living room with bespoke built in shelving and working cast iron fireplace
- Bespoke Oak kitchen with pantry, built in Samsung appliances and casual dining area
- Double glazed aluminium windows and a crittal style wall with doors out to "yarden"
- Concealed door leading to utility room and WC
- Three double bedrooms, two with feature fireplaces
- Fourth bedroom, currently used as dressing room
- Luxury bathroom with Lusso fittings and large walk in shower
- Hallway and living area finished with Trunk flooring
- Handmade double glazed wooden sash windows to front of house
- Gas Fired Central Heating/Underfloor heating to kitchen and utility
- Front garden in lawn (scope for an off street parking space)
- Mature, well stocked garden to either side of the kitchen/dining area
- Walking Distance from Ballyhackamore Village, leading local schools and the Glider

The Property Comprises:

Ground Floor

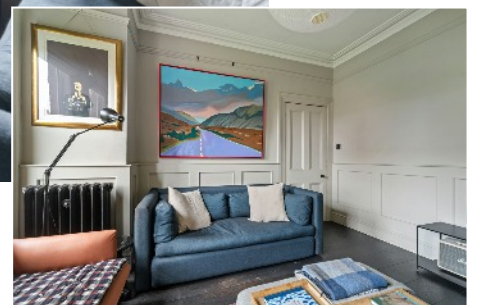
Bespoke split solid wood door to:

ENTRANCE PORCH: Recently designed and constructed. Tiled floor, double glazed panels, inner front door wood and stained glass.

ENTRANCE HALL: Oak wood flooring, cornice ceiling, under stairs cloaks cupboard, wall panelling.



LOUNGE: 13' 7" x 12' 8" (4.14m x 3.86m) Feature fireplace with granite hearth, solid wood oak floor, wood panelled walls, cornice ceiling.



LIVING ROOM: 12' 8" x 10' 0" (3.86m x 3.05m) Solid wood oak floor, feature antique cast iron fire-place with granite hearth. Built-in book shelves, large crittall style window.



KITCHEN: 18' 11" x 10' 6" (5.77m x 3.2m) Bespoke oak kitchen with low level units, Devol brass sink and taps, integrated dishwasher, electric oven, microwave / steam oven and warming drawer, four-ring induction hob, concrete and polymer splashback and work surfaces, fireplace. Aluminium double glazed crittall style wall with double doors to courtyard. Ceiling to floor cupboard wall houses a pantry, integrated fridge, storage and concealed access to wc. Floor fully tiled in large format porcelain concrete tiles.



UTILITY ROOM: 8' 1" x 6' 1" (2.46m x 1.85m) Range of high and low level units, integrated freezer, integrated washing machine, sink unit, tiled floor, glazed door to side, low voltage sensor spotlights.
DOWNSTAIRS W.C.: Lusso stone white suite comprising wall-mounted wc and wash hand basin, tiled floor, storage cupboard.



First Floor

LANDING: Cornice ceiling, sanded and painted floorboards, floor to ceiling sash windows and bespoke bookcase surround.



BEDROOM (1): 13' 10" x 12' 8" (4.22m x 3.86m) Feature fireplace with tiled inset, solid oak wood floor, picture rail, storage cupboard. Access to roofspace.



BEDROOM (2): 11' 7" x 10' 0" (3.53m x 3.05m) Sanded and painted floorboards, built-in storage and drawers, feature fireplace, cornice ceiling.



BEDROOM (3): 11' 10" x 10' 10" (3.61m x 3.3m) Laminate wood effect floor, built-in robes and drawers.

BEDROOM (4): 10' 5" x 7' 6" (3.18m x 2.29m) Sanded and painted floorboards.



SHOWER ROOM: White Lusso Stone suite and fittings, comprising a low-flush WC, twin wash hand basin, fully tiled floor, shower cubicle, part-tiled walls, and a heated towel rail, plus access to the roofspace.



Outside

FRONT: Gated entrance. Garden in lawn.

REAR: Enclosed rear courtyard accessed from kitchen. Side garden area with mature trees and shrubs.



Location:

Travelling out of Ballyhackamore towards the city centre, turn left onto North Road and take the first right onto Cyprus Avenue. Sandford Avenue is the second turn on the left and the property is on the left hand side.



2 Sandford Avenue, Belfast

Belfast Branches

Lisburn Road - 028 90 66 3030

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