

**Outside**

Garden to front in lawn with paved pathway. Enclosed garden to rear in lawn, with a shared driveway to the side leading to off street parking area



Offers Over:  
**£149,950**



Viewing: By appointment through agent



**281 Cavehill Road  
Belfast  
BT15 5EY**

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Score	Energy rating	Current	Potential
2+	A		
1-91	B		
9-80	C		
5-68	D		56   D
9-54	E	53   E	
1-38	F		
-20	G		

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**RATES:** 2021/2022      **APPROX:** £903.71

- Semi-detached villa in prime location
- Three reception rooms
- Kitchen with range of units
- uPVC double glazing/gas heating
- Three bedrooms
- Coloured bathroom suite
- uPVC double glazing/ oil heating
- Gardens front and rear
- Priced to allow for modernisation

**Pinpoint Offices**

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On Street

### Entrance Porch

Solid wood front door, uPVC double glazed internal door to:

### Entrance Hall

Under stairs storage cupboard with gas boiler

### Lounge

4.5m (14'9) into bay x 3.51m (11'6)

Feature fireplace with tiled hearth and inset

### Family Room

3.61m (11'10) x 3m (9'10)

Feature fireplace with tiled inset and hearth, archway to;

### Dining Room

2.39m (7'10) x 2.36m (7'9)

Archway to kitchen

### Kitchen

3.1m (10'2) x 2.57m (8'5)

Modern kitchen with range of high and low level units, formica work surfaces, stainless steel sink unit, cooker space, extractor fan, space for fridge and freezer, plumbed for dishwasher, partly tiled walls

### Utility Room

Range of high and low level units, formica work surfaces, sink unit, low flush wc, plumbed for washing machine, partly tiled walls



### First Floor Landing

Access to roofspace

### Bedroom 1

3.53m (11'7) x 2.69m (8'10)

Fitted wardrobes



### Bedroom 2

3.66m (12'0) x 3.05m (10')

Fitted wardrobes

### Bedroom 3

2.34m (7'8) x 2.21m (7'3)



### Bathroom

Coloured suite comprising pedestal wash hand basin, low flush WC, panelled bath, shower cubicle, tiled walls, tiled floor