



## 42 Upper Cavehill Road , Belfast, BT15 5FB

**Offers Over £330,000**

Nestled at the foot of Belfast's stunning Cavehill country park, this substantial extended chalet bungalow will impress. Benefitting from a private corner site, this deceptively large property offers versatile living space over two floors with 4 bedrooms, 4 reception rooms, a conservatory, kitchen, utility room, downstairs furnished cloakroom and a family bathroom in a white suite.

The house features PVC fascia and eaves, UPVC double glazed windows and gas central heating, ensuring both comfort and energy efficiency. A garage plus off-street car parking of 2-3 cars adds convenience to this already impressive property. The property has been reroofed in past years, providing peace of mind to the new owners and has been maintained to an excellent standard over the years.

With adaptable sized accommodation, this house offers the potential to be tailored to suit your needs and lifestyle. Whether you are looking to downsize, or a property with room to grow, this chalet bungalow ticks all the boxes. Don't miss the opportunity to make this charming house your new home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	



# 42 Upper Cavehill Road

, Belfast, BT15 5FB



- Mature Corner Site With Extensive Gardens
- 4 Bedrooms
- 4 Reception Rooms
- Spacious Kitchen With Utility Room
- Superb White Family Bathroom Suite With Hydrotherapy Shower/Jacuzzi Bath
- Upvc Double Glazed Windows
- Pvc Fascia And Eaves
- Gas Central Heating
- Detached Garage
- Conservatory

## Entrance Hall

Upvc double glazed entrance door, solid oak wooden floor, 1/4 panelled walls, understairs storage, wall lights, concealed panelled radiator.

## Furnished Cloakroom

White suite comprising low flush wc, solid oak wooden floor, recessed spotlights, fire alarm, electrical cupboard.

## Through Lounge

22'11" x 13'5" (7.01 x 4.10)

Solid oak wooden floor, remote controlled dimmable wall lights, floor, media points, 132" movie screen and point for projector connection, black out roller blinds, thermal curtains, 1/4 panelled walls with concealed radiators c/w room thermostat, concealed panelled storage, network points, wired for multi-speaker system.

## Dining Room

12'9" x 12'8" (3.90 x 3.87)

Solid oak wooden floor, 1/4 panelled walls, concealed panelled radiator, dimmable wall lights, spotlights.

## Home Office

11'0" x 6'5" (3.36 x 1.96)

Solid oak wooden floor, UPVC double glazed French doors (leading to conservatory) panelled radiator, multiple power and network points

## Conservatory

18'9" x 12'9" (5.73 x 3.90)

Double PVC Patio doors, recessed spotlights, electrical points for wall lights, double electrical sockets, c/w room thermostat panelled radiator

## Snug

9'8" x 7'0" (2.95 x 2.14)

Panelled radiator, integrated study desks, multiple power and network points.

## Kitchen

16'10" x 8'7" (5.15 x 2.63)

Single drainer stainless steel sink unit, extensive range of high and low level units, range gas cooker, dishwasher, extractor fan under fridge and freezer space, tiled walls, chinese slate floor tiles, UPVC double glazed rear door, recessed spotlights, panelled radiators.

## Utility

8'5" x 6'8" (2.58 x 2.04)

Plumbed for washing machine, tumble dryer space ,fridge/freezer space, panelled radiator, wall mounted gas combi boiler, high level shelving and storage.

## First Floor

Landing, wood laminate floor, panelled radiator, recessed spotlights.

## Bathroom

White suite comprising jacuzzi bath, hydrotherapy shower cubicle, 2 Bar Pump, pedestal wash hand basin, low flush wc, pvc panelled walls, recessed spotlights, timed LED down lighters, under eaves storage, integrated vanity unit with drawers and storage, velux rooflight c/w blind, panelled radiator, solid pine floor.

## Bedroom

10'9" x 10'1" (3.30 x 3.09)

Velux rooflight c/w blackout blind, panelled radiator, carpeted floor, strip lighting, wall uplighter.

## Bedroom

12'9" x 10'7" (3.89 x 3.23)

Velux rooflight, range of built-in storage cupboards and wardrobes, wood laminate floor, panelled radiator, strip lighting, wall uplighter, ceiling 600x600 LED over dresser, under eaves storage, upper roof space access hatch.

## Bedroom

3.89x 3.23 (0.91m,27.13mx 0.91m,7.01m)

Velux rooflight c/w blackout blind, range of built-in wardrobes with storage cupboards, dresser unit, drawer packs, wood laminate floor, panelled radiator, under eaves storage, strip lighting, wall uplighter.

## Bedroom

17'9" x 10'10" (5.43 x 3.32)

UPVC double glazed window, hot-press/copper cylinder tank, airing cupboard, dark wood laminate floor, panelled radiator, extensive built in study desk, storage drawers and cupboards.

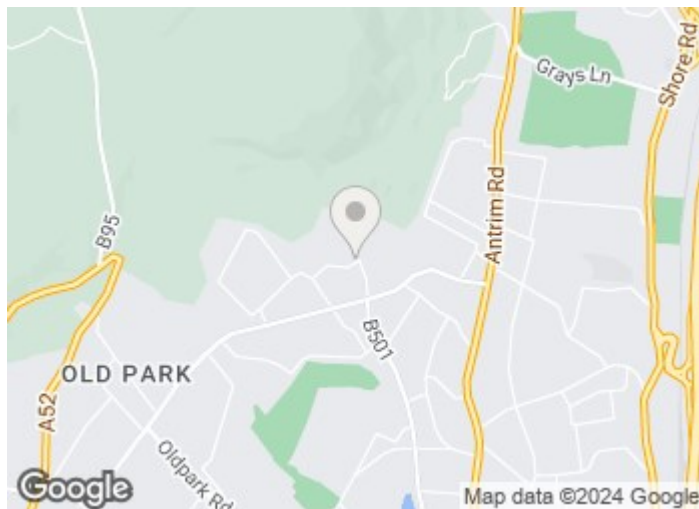
## Outside

Private corner site with mature hedging affording secluded gardens front and sides in lawn, shrubs and flowerbed, extensive private driveway with ample space for 2-3 cars, automatic outside LED light, outside tap, Covered BBQ/ Entertainment/Storage area.

## Pod Garage

17'5" x 13'10" (5.33 x 4.24)

Up and over door, light and power, hot and cold water, waste drainage.



## Directions





# Floor Plan

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