



Nestling just below Cavehill and Belfast Castle in a highly regarded park just off the Antrim Road, this bright and well-proportioned family home enjoys a superb location.

Although now requiring modernisation, the house has been well-cared for and the sale has been priced to reflect the works a purchaser is likely to undertake.

All four bedrooms are a good size and three, separate reception rooms gives plenty of options and an appealing versatility.

Externally this is complemented by plenty of parking plus mature gardens to the front and rear. The latter enjoys that all-important south-westerly aspect.

A short stroll to delightful walks and parkland in Cavehill Country Park, excellent local amenities are just around the corner too. A range of schooling for all ages is also in the vicinity.

It is only upon internal inspection that one can appreciate the potential.

Asking Price
£365,000

38 Innisfayle Park,
off Antrim Road,
BELFAST,
BT15 5HS

Viewing by
appointment with
& through agent
028 9065 0000

- Spacious detached villa in superb location
- Four well-proportioned bedrooms
- Large drawing room with fireplace
- Dining/family room
- Additional living room off kitchen
- Kitchen with breakfast/casual dining area
- Family bathroom
- Additional WC downstairs
- Oil fired central heating
- Double glazing
- Off-street, driveway parking
- Front and large south-west facing rear gardens
- Close to excellent local schools, amenities, parks and motorway network
- No onward chain
- Priced to allow for modernisation

The Property Comprises:

Ground Floor

Double glazed front door and side lights.

RECEPTION HALL:

CLOAKROOM: Low flush WC, wash hand basin with tiled splash back and cupboards underneath. Cloaks area.



DRAWING ROOM: 26' 10" x 11' 9" (8.17m x 3.58m) Cornice ceiling. Stone fireplace with tiled hearth (gas fire needs removed). Twin aspect with sliding patio doors to garden. Double doors to:



DINING/FAMILY ROOM: 17' 10" x 11' 6" (5.43m x 3.51m) Serving hatch to:



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KITCHEN: 11' 10" x 9' 9" (3.61m x 2.97m) Range of high and low level units. Double drainer stainless steel sink unit. Plumbed for dishwasher, plumbed for washing machine. Cooker with extractor over. Open plan to:

BREAKFAST AREA: 10' 7" x 6' 8" (3.23m x 2.04m) Back door to garden.



LIVING ROOM: 14' 0" x 9' 9" (4.28m x 2.98m) (plus entrance area) Door to boiler room.



First Floor

LANDING: Shelved hot press, copper cylinder.

Access via pull-down ladder to:

ROOFSPACE: Mostly floored with light.



BEDROOM (1): 15' 0" x 11' 6" (4.58m x 3.51m) Cornice ceiling.



BEDROOM (2): 13' 8" x 12' 2" (4.17m x 3.7m) Built in robes. Views over to Cavehill.



BEDROOM (3): 13' 8" x 12' 0" (4.17m x 3.67m)



BEDROOM (4): 11' 9" x 9' 1" (3.59m x 2.78m) (plus entrance arch)



BATHROOM: White suite comprising panelled bath with telephone hand shower and additional electric shower over, screen. Wash hand basin with storage underneath. Low flush WC.



Outside

FRONT: Double entrance pillars with gates leading to driveway with off-street parking for several vehicles.

Lawn with mature plants and shrubs, rose bushes.

Path to side leading to:

REAR GARDEN: Good sized and south-west facing.

Mainly in lawn with well-stocked border beds, variety of plants, trees and shrubs.

Brick pavior path with patio area. Outside light and tap.



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Location:

Travelling countrybound on the A6 Antrim Road, Innisfayle Park is on the left-hand side just after Strathmore Park and before Waterloo Park.



38 Innisfayle Park, Belfast

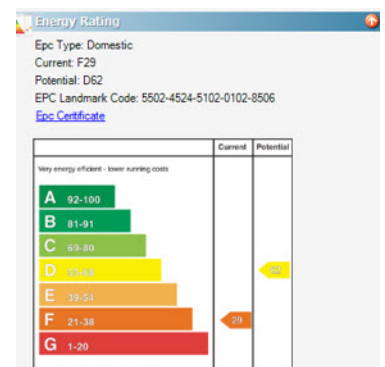
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