

Lisney

FOR SALE:

Attractive 5 Bedroom Semi-Detached Period House
In Highly Desirable Area

4 INNISFAYLE ROAD,
BELFAST BT15 4ER



CONTACT

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Lisney
1st Floor Montgomery House
29-33 Montgomery Street
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DETAILS

- Close to Belfast City Centre
- 5 bedrooms, 2 + reception rooms and 1 study
- Within Walking Distance to Schools & Other Amenities
- Private Driveway with Ample Parking and Forecourt
- Detached Double Garage and Garden to Rear
- Sold with the Benefit of Vacant Possession

WWW.LISNEY.COM

LOCATION

4 Innisfayle Road is situated just off the Antrim Road in North Belfast. Coming from Belfast, on the Antrim Road, travel approximately 2.2 miles and take 6th right turn after St Patrick's College onto Parkmount Road. When on Parkmount Road, take the first left onto Innisfayle Road. The property is the 2nd house on the left.

The property is easily accessible to the major motorway networks via Shore Road and Fortwilliam Roundabout. The subject property is located near the junction of North Circular Road on Antrim Road, which leads north from the Belfast City and is a main arterial route out of the city centre.

The Antrim Road runs parallel to the M2. The area has a good mix of residential and local commercial outlets servicing the community.

DESCRIPTION

This stunning two storey, 5 bedroom semi-detached period house is ideally situated just off the Antrim Road. Innisfayle Road itself is a well-established residential area with a mature tree lined road.

This property is in very good condition throughout and will appeal to a wide range of purchasers. The property sits on a plot of c. 0.17 acres which includes a garden and detached double garage to the rear of the property. There is a tarmac driveway to the front and side of the property which has ample space for up to 5 cars.

The property benefits from double glazing throughout and oil fired central heating.



ACCOMMODATION

All measured areas at the widest point

GROUND FLOOR LEVEL

Entrance Hall **8.90m x 1.80m (29.2" x 5.91")**

Carpeted Floor

Lounge **3.91m x 5.00m (12.83" x 16.4")**

Open plan kitchen/dining area with wooden effect laminate flooring.

Kitchen *4.3m x 4.4m (14.11" x 14.44")*

Tile effect vinyl flooring with partially tiles walls.

Dining/Living Room *8.5m x 3.9m (27.89" x 12.80")*

Partially carpeted and laminate wooden effect flooring.

Bathroom *2.78m x 2.39m (9.12" x 7.84")*

Toilet, sink, bath, storage cupboard. Fully tiles walls with hard wearing vinyl flooring.

Morning Room *5.15m x 2.67m (16.90" x 8.76")*

Side entrance to property with laminate wooden effect flooring.



Drawing Room *3.83m x 3.3m (12.57" x 10.83")*

Carpeted with storage cupboard (0.72m x 0.68m).

MEZZANINE FLOOR

W/C *1.49m x 1.02m (4.89" x 3.35")*

Carpeted Floor

Bathroom *2.85m x 2.21m (9.35" x 7.25")*

Electric Shower with separate enclosure, bath, sink, tiled walls, hard wearing vinyl floor.

Utility Room *2.93m x 2.03m (9.61" x 6.66")*

Sink, storage cupboard & laminate floor.

Bedroom 1 5.15m x 2.71m (16.9" x 8.89")

Wooden effect laminate flooring.

FIRST FLOOR

Bedroom 2 1.49m x 1.02m (4.89" x 3.35")

Fitted carpets with painted walls.

Bedroom 3 2.85m x 2.21m (9.35" x 7.25")

Fitted carpets with painted walls.

Bedroom 4 2.93m x 2.03m (9.61" x 6.66")

Fitted carpets with painted walls.

Bedroom 5 5.15m x 2.71m (16.9" x 8.89")

Fitted carpets with painted walls.

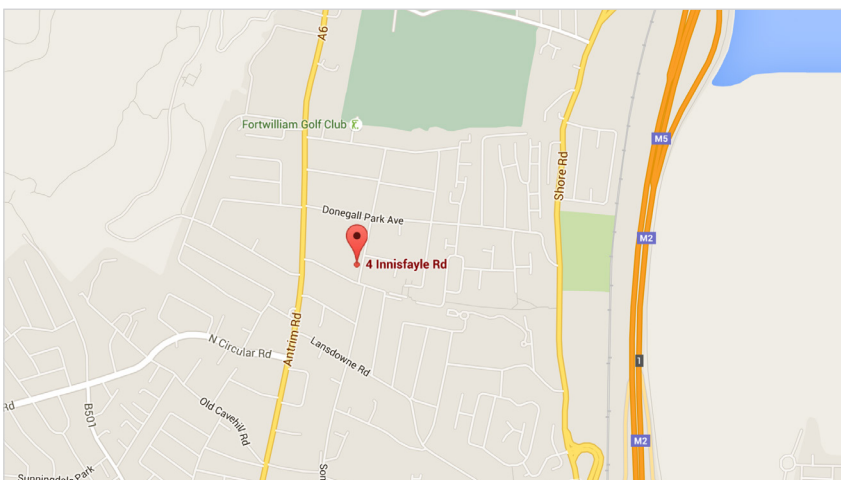
Study 2.65m x 1.79m (8.69" x 5.87")

Fitted carpets with painted walls.

FEATURES

- Gas fired central heating
- PVC windows and doors
- Within walking distance of local amenities
- Quiet residential area

LOCATION



ENERGY PERFORMANCE

This property has an energy efficiency rating of: D64

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	64	65
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

The full certificate can be made available upon request.

RATES

Payable P.A. (2015/16) £1,885.00

STAMP DUTY

This will be the responsibility of the purchaser.

TITLE

We understand the property is held freehold.

ASKING PRICE

Offers invited in the region of £325,000

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to, VAT

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