



McGEOWN

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38 Cranmore Avenue, Belfast BT9 6JH

Offers Around £625,000

**Viewings Strictly by Appointment
with Sole Agents.**

This Detached Villa of approximately 1875sqft has been extended and tastefully modernised by the current owners to provide superb family accommodation located in one of South Belfast's most highly sought after addresses between the Malone and Lisburn Roads. Convenient to an array of stylish boutiques, cafes and restaurants all within walking distance as are several leading schools. Whilst the property has been extended and modernised it retains much of the original character that you would associate with a property from this era. The subtle blend of old and new is excelled and to this end we would strongly recommend early viewing as recent sales in this particular area have proven extremely successful.

MCGEOWN



437 Lisburn Road
Belfast
BT9 7EY

T. 028 9066 8555
E. info@mcgeowns.co.uk
mcgeowns.co.uk



Ground Floor

Property Features

- Extended Detached Villa
- Two Plus Reception Rooms
- Hand Painted Poggen Pohl Kitchen
- Four Bedrooms, Master with Ensuite Shower Room
- Porcelanosa Bathroom and Ensuite
- Majority Double Glazed Windows
- Oil Fired Central Heating
- Popular and Convenient Location

Entrance Porch:

Hardwood glass front door with glass side lights.

Spacious Reception Hall:

Oak Herringbone wooden floor. Oak panelled walls and plate rack. Telephone point. Under stairs storage.

Cloakroom:

White vanity wash hand basin, low flush W.C, tongue and groove painted wooden walls and ceiling with recessed spot lighting. Ceramic tiled floor.

Lounge:

4.62m (15'2) x 3.58m (11'9) into bay Original Mahogany fireplace with tiled inset and hearth. Corniced ceiling.

Open Plan Living Dining Kitchen:

6.3m (20'8) x 5.51m (18'1) at widest point

Hand painted Poggen Pohl kitchen with a range of high and low level units, pull out larder and display units with strip lighting. Granite worktop surfaces. Franke stainless steel sink unit with mixer taps. Oil fired three door Aga, integrated fridge and dishwasher. Partially ceramic tiled walls. Solid French Oak flooring. Corniced ceiling. Recessed spot lighting.

Feature stone fireplace with slate inset and hearth with phoenix gas fire.

Snug / Study:

4.45m (14'7) x 2.64m (8'8)

Tongue and groove varnished floor boards. Corniced ceiling. Recessed spot lighting.



Utility Room/Garage Storage:

4.14m (13'7) x 2.64m (8'8)
 Range of high and low level units with formica worktop surfaces. Stainless steel sink units with mixer taps. Plumbed for washing machine. Oil fired boiler.

First Floor

Landing:

Feature stained glass window. Built in shelved hotpress with insulated copper cylinder. Corniced ceiling. Recessed spot lighting. Access to roofspace.

Master Bedroom:

4.67m (15'4) into bay x 3.61m (11'10) into bay
 Corniced ceiling.

Ensuite Shower Room:

White Porcelanosa suite comprising double vanity unit, low flush W.C and fully tiled quadrant shower cubicle with thermostatically controlled shower. Fully tiled floor and walls. Recessed spot lighting. Extractor fan. Original stained glass window.

Bedroom Two:

3.35m (11'0) x 2.64m (8'8)
 Double built in wardrobes. Cornice ceiling.

Bedroom Three:

3.91m (12'10) x 2.67m (8'9)
 Double built in wardrobes. Pedestal wash hand basin. Corniced ceiling.

Bedroom Four:

3.66m (12'0) x 3.61m (11'10)
 Triple built in wardrobes. Pedestal wash hand basin. Picture rail and corniced ceiling.

Bathroom:

White Porcelanosa bathroom suite comprising panelled bath, low flush W.C, pedestal wash hand basin and separate fully tiled quadrant shower cubicle with thermostatically controlled shower. Fully tiled floor and walls. Recessed spot lighting. Heated towel rail.

Roofspace:

Access via wooden slingby ladder. Fully floored with light.

Outside:

Double entrance gates to driveway. Front garden principally in lawns with bordering hedges, foliage and mature trees. Enclosed rear garden principally laid in lawns with paved patio area. Outside lights. Cold water tap.

Location:

Off the Lisburn Road.

Rates Payable:

£3213.20 per annum approx

Viewings:

By appointment only with the sole Selling Agent, Danny McGeown McGeown Estate Agents.