

## No 4 CAIRNSHILL PARK, BELFAST, BT8 6RG

**BEDROOM (2):** 11/6 x 10/6 wood laminate flooring.

**CENTRAL HEATING:** Phoenix Gas heating is installed.

**OUTSIDE:** Extensive concrete moulded driveway with additional car parking area to front for 3 or 4 cars.

**GARAGE:** DETACHED GARAGE 20/0 x 9/6 with up and over door, light and power points.  
Outside lighting  
Outside store  
Outside water tap.

**GARDENS:** Sizeable rear garden in lawn ideal for children and pets.

**TENURE:** Leasehold subject to an Annual Rent of £35-00.

**RATEABLE VALUE:** £292-00. We understand that the Domestic Rate struck by Castlereagh Borough Council for the year commencing 01 April 2006 is 3.2167.



Residential Sales

**ALAN  
NEWELL**  
ESTATE AGENTS & VALUERS

*The Property Professionals*

**To view this property**

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## No 4 CAIRNSHILL PARK, BELFAST, BT8 6RG



This extended and superbly presented detached bungalow is ideally situated on a generous site with good parking, large garage and enclosed gardens. It is only a short stroll from public transport connections on Cairnshill Road and convenient for local shopping at "The Inns" and Forestside. Cairnshill primary school is close to hand. Deceptive in appearance the layout is practical with generous room sizes and a high level of finish throughout including wood plank flooring or wood laminate to some rooms, pine panelled internal room doors, excellent wood kitchen with fitted appliances, fashionable ground floor bathroom, potentially FOUR bedrooms plus a first floor shower room. Early inspection of this excellent home is recommended for full appreciation. Gas fired heating is installed and the bungalow has a majority of Upvc double glazed windows.

**ASKING PRICE:**

**OFFERS INVITED AROUND £349,500-00**

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**Accommodation comprises as follows:**

**SPACIOUS ENTRANCE  
HALL:**

10/0 x 8/6 widest. Upvc double glazed entrance door with side screen. Wood plank flooring.



**SITTING ROOM:**

16/6 x 12/0 large window to front. Attractive marble fireplace with wood surround. Wood plank flooring.



**DINING ROOM or:  
BEDROOM (3)**

16/6 x 10/6 with two windows including gable window (ready for sub-dividing). Wood laminate flooring.



**SUPERB KITCHEN:**

16/0 x 14/0 part tiled walls and tiled floor. Excellent range of high and low level wood units incorporating glass door display units with contrasting worktops including island breakfast bar all with stainless steel trim, one and half bowl inset sink top with mixer tap. Phoenix Gas 5 ring hob and electric under oven, plumbing for washing machine. Upvc double glazed door to rear.

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**BEDROOM (4):**

14/0 x 9/0 with wood laminate flooring.



**FASHIONABLE  
BATHROOM:**

Part tiled walls and ceramic tiled floor. White suite comprising panelled bath with shower taps, pedestal wash hand basin and low flush w.c.

**FIRST FLOOR**

**LANDING:**

With wood laminate flooring and Velux window.

**BEDROOM (1):**

15/3 x 10/6 with wood laminate flooring and access to:

**SHOWER ROOM:**

Part tiled walls, moulded shower tray with curved screen and electric shower unit and pedestal wash hand basin with spray mixer taps.

