



Estate Agents & Valuers

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☎ 028 9081 2422

**Belfast BT8 6LW**



Occupying what must be easily one of the best positions in Fourwinds, this attractive extended semi detached will have wide appeal. The setting is superb, prominent yet quiet, convenient yet surreal, South facing with a most pleasant outlook to front across the open aspects which few properties enjoy in that location. A generous site, with excellent off road car parking fronting a matching detached garage with good space to side and rear, neat well tended mature gardens front and rear with colourful shrub borders and manageable lawns. This property was built by Cairnduff and has been a happy home over many years lovingly maintained yet needing some fine tuning and change to cope with present household requirements and expectations. The extended ground floor accommodation however poses some options for the discerning purchaser, a FOURTH ground floor bedroom with ensuite W.C for an older relative or a teenager, or a THIRD reception room in it own right, an extended kitchen which opens off the existing dining room. Properties in Fourwinds are extremely popular and their style and character reflect the care and attention for which they are renowned. Many special features have been retained including original ceiling cornices to some rooms, apparent solid ground floor construction, excellent window space allowing sunlight to flood through. Comprising three first floor bedrooms and family bathroom with electric shower over bath, oil fired heating is installed.

**Asking Price: Offers Over £185,000**

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Enclosed Porch: With sliding Upvc framed outer glass door and screen with Tiled floor.



Bright Spacious Entrance Hall: 14/0 x 7/0 maximum, with inner glazed door and side screen, useful understair Cloakroom with external window, possible additional W.C. connection (subject to site survey)



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Front Sitting Room: 11/4 x 11/1 with very pleasant outlook to front from large window, ceiling cornice, wall light points (No Fireplace)



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Family Room or Bedroom 4: 16/0 x 7/0 and approached directly off the hall with window to rear. Adjoining ground floor WC and wash basin with own external gable window.



Dining Room: 11/3 x 10/6 ceiling cornice and imitation fire surround. Aluminium framed double glazed sliding patio doors opening to.



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Extended Kitchen: 11/2 x 8/4 plus cooking alcove 3/6 x 2/10 with window overlooking rear garden.

Excellent cupboard space for food preparation and storage and space for casual dining, Plumbing for washing machine.

Myson convector heater.



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Rear Porch: 8/4 x 5/7 which is outside the main property with single glazed window overlooking garden



First Floor:

Bright landing area with gable window and half turn in staircase.

Bedroom (1): 11/3 x 10/8



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Bedroom (2): 11/1 x10/8



Bedroom (3): 7/11 x7/9 with built in cupboard



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Bathroom: 7/8 x 6/4 with fully tiled walls to contrast coloured Armitage Shanks suite comprising of panelled bath with mixer chrome tap and separate electric Heatstore shower unit. Pedestal wash hand basin with chrome taps and low flush WC. Hot press with copper cylinder and immersion heater.



Roofspace: Insulated

Central Heating: Oil fired heating is installed from a Warm flow oil fired boiler positioned in the garage.

Detached Garage: Matching brick finish with pitched roof covering 17/6 x 8/0 with up and over door plus rear pedestrian door and two separate windows.

Gardens: Mature well maintained gardens front and rear laid in lawn with coloured shrub beds and private hedgerow. Garden Shed.



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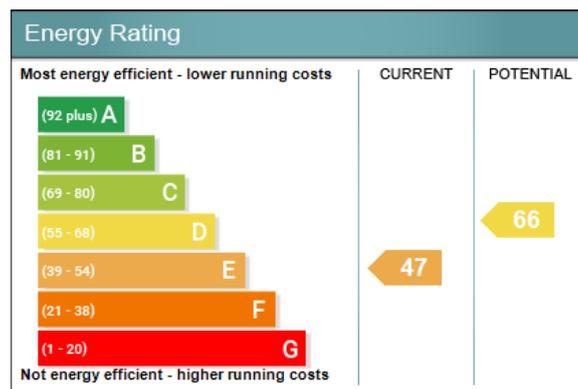
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Tenure: Lease held on a long term subject to an annual rent of £16.00

Rates: Capital Value £150,000-00 confirmed by Land & Property Services web page, the domestic rates are payable to Lisburn and Castlereagh City Council for the year commencing 01 April 2021 are £1,159-80

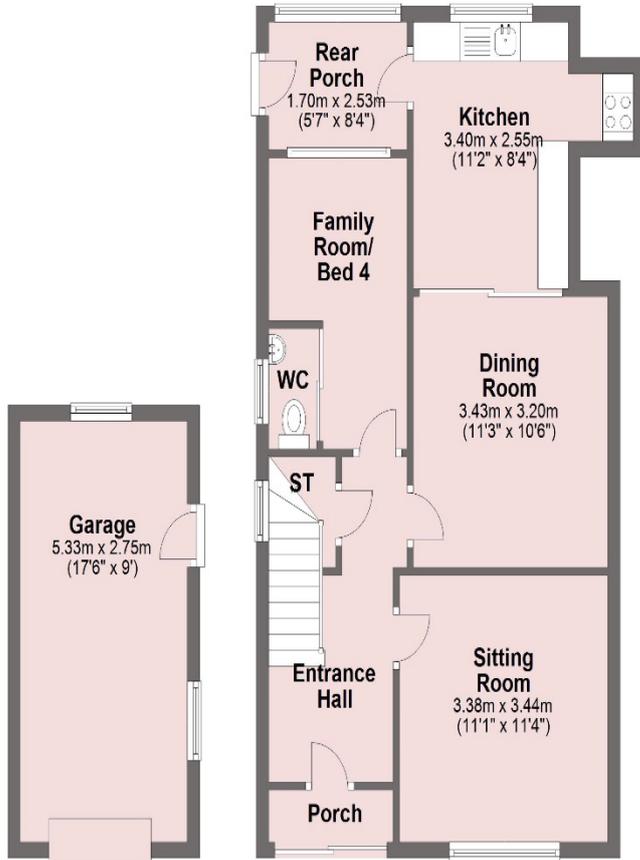
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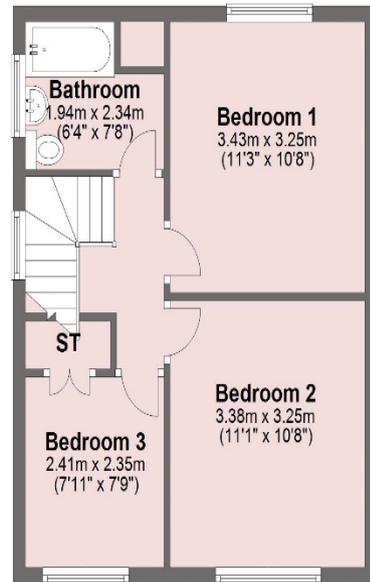
### Ground Floor

Approx. 71.3 sq. metres (767.2 sq. feet)



### First Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



Total area: approx. 110.7 sq. metres (1192.1 sq. feet)

Plan for illustrative purposes only  
Plan produced using PlanUp.

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