



## 1 Carnbrae Avenue, Newton Park, Belfast, BT8 6NH

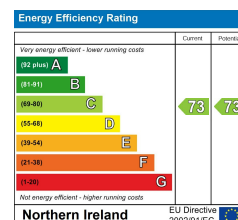
**£1,350 Per Month**

Located just off Newton Park in the Four Winds, this semi detached home has been presented and maintained to the highest of standards throughout. The property offers a bright and welcoming accommodation comprising of a spacious lounge with multi-fuel burner, open plan modern fitted kitchen / living / dining room with triple glazed bi-folding doors, ground floor w.c, three double bedrooms with built-in wardrobes, modern fitted shower suite along with a detached utility room / garage. In addition to all this the property benefits from gas fired central heating, double glazing and beautifully landscaped gardens to the front and side along with private a private patio area to the rear. All local amenities are close at hand to include the convenience shops of Newton Park, or its only a short drive to Forestside for the 'bigger' shop. The Four Winds area continues to be one of the most desirable locations to live in and we anticipate high levels of interest so be sure to book your viewing early!

\*\* Pictures shown are historic and subject to slight change \*\*

\*\* The property will also be let unfurnished without a washing machine \*\*

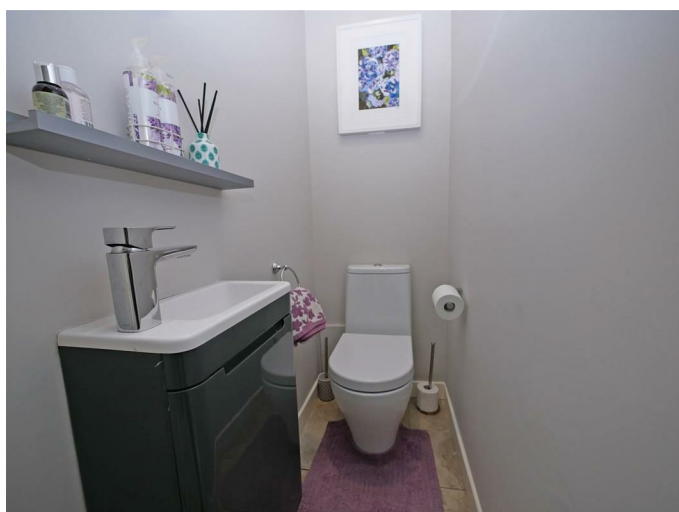
- Beautifully Presented & Extended Semi Detached Home
- Open Plan Kitchen/Living/Dining Room with Bi-Fold doors
- Separate & Spacious Lounge
- Detached Utility Room/Garage
- Ground floor w/c
- Three Double Bedrooms
- Modern Fitted Kitchen with Marble worktops
- Gas Heating/Double Glazing
- Driveway With Off Street Parking & Electric Car Charge point
- Modern shower suite on the 1st floor. Available from the 4th July



**The accommodation comprises**

**Entrance hall**

**Cloaks 4'9 x 2'6 (1.45m x 0.76m)**



**Ground floor w.c with low flush w.c and wash hand basin with vanity. Tiled flooring.**

**Lounge 15'7 x 11'11 (4.75m x 3.63m)**



**Bright and spacious lounge with multi-fuel burning stove with granite hearth and surround. Laminate flooring and spot lights.**

**Kitchen / living / dining 22'2" x 20'6" (6.78 x 6.25)**



**Extended open plan kitchen / living / dining room complete with multi-fuel stove and triple glazed bi-folding doors which open onto private patio area. Tiled flooring with spotlights and velux windows.**

**Kitchen**



**Modern fitted shaker style kitchen complete with a selection of upper and lower level units with marble worktops, central island with breakfast bar and additional storage units, integrated fridge freezer, dishwasher, microwave and sink unit with stainless steel mixer taps. Kitchen also benefits from having a 5 ring gas hob along with a 'bellingham' electric oven and over head extractor fan.**



### Additional kitchen image



### Living / dining



### 1st floor

#### Bedroom 1 13'5 x 12'0 at widest (4.09m x 3.66m at widest)



Spacious double bedroom with built-in wardrobe space.

#### Bedroom 2 12'0 x 8'10 (3.66m x 2.69m)



Double bedroom with built-in wardrobe spaces.

#### Bedroom 3 10'0 x 8'11 (3.05m x 2.72m)



Double bedroom with with built-in wardrobe space.

#### Shower room 8'10 x 6'4 (2.69m x 1.93m)



Modern fitted shower suite complete with

low flush w.c, pedestal wash hand basin, walk in shower with thermostatically controlled shower, heated chrome towel rail and built-in storage cupboard. Fully tiled walls and spotlights.

### Outside



Driveway with off street parking leading to a detached garage.

### Detached garage / Utility

Detached garage has been sub divided into two separate spaces. Utility room is accessed via the rear door and has been fully fitted with a selection of lower units with formica worktops, electrical power points and plumbed for washing machine. Wooden effect vinyl flooring.

The front of the garage is access via an up and over door and gives space for additional storage whilst still having additional electrical power points.

### Gardens



Enclosed rear patio accessed from Kitchen

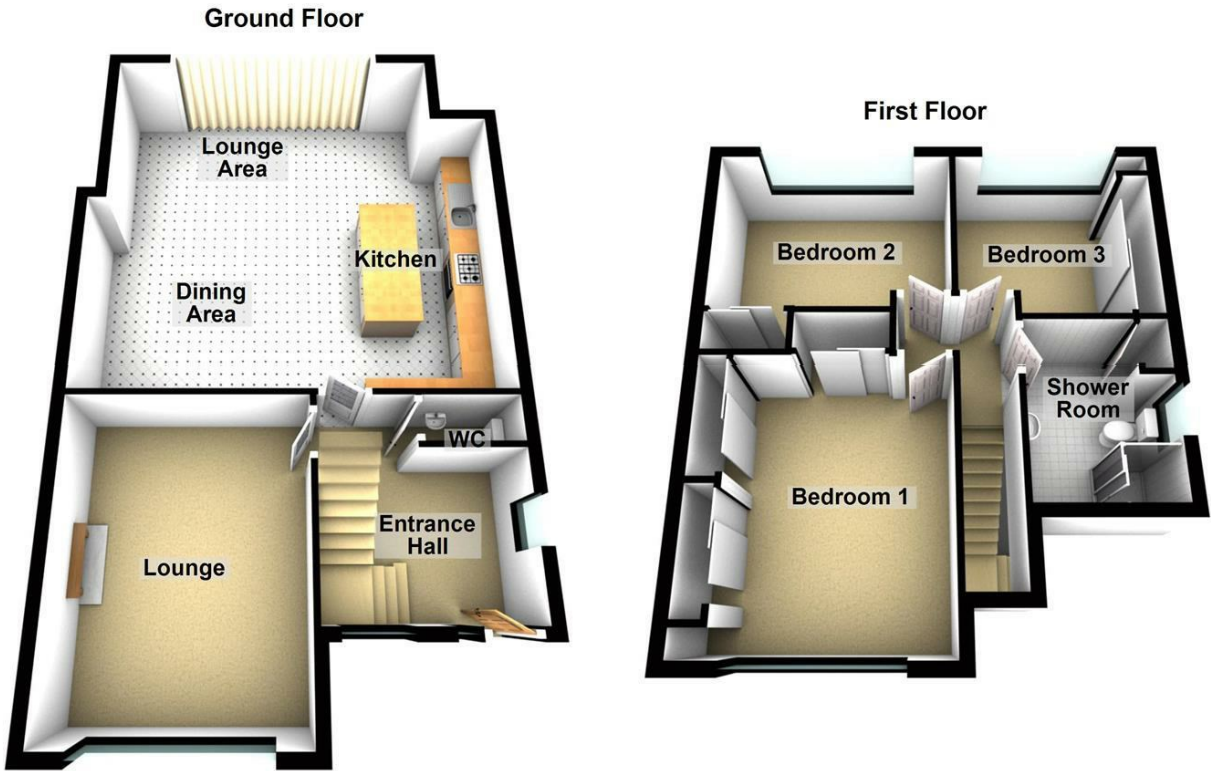
/ Living / Dining room via Bi-folding doors. Gardens to the front and side in lawn with a range of plants, trees and shrubs.

### Front garden image





Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN 028 9060 5200	BANGOR 028 9127 1185	DONAGHADEE 028 9188 8000	GLENGORMLEY 028 9083 3295	RENTAL DIVISION 028 9070 1000
BALLYHACKAMORE 028 9047 1515	CARRICKFERGUS 028 9336 5986	DOWNPATRICK 028 4461 4101	MALONE 028 9066 1929	
BALLYNAHINCH 028 9756 1155	CAVEHILL 028 9072 9270	FORESTSIDE 028 9064 1264	NEWTOWNARDS 028 9181 1444	



John Thompson trading under licence as Ulster Property Sales (Downpatrick)  
©Ulster Property Sales is a Registered Trademark