



2A Carnbrae Avenue, Newton Park, Belfast, Castlereagh, BT8 6NH

Asking Price £275,000

Located off Newton Park in the Four Winds, this modern built detached home has been presented and maintained by its current owners to the highest of standards throughout.

The property benefits from bright and welcoming accommodation comprising 3 good size bedrooms, spacious lounge, a modern fitted kitchen with family size dining area, a ground floor w.c and a deluxe white bathroom suite on first floor with bath and separate shower cubicle.

Outside there are low maintenance gardens to the front, off street parking and rear gardens which also provide very low maintenance.

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.

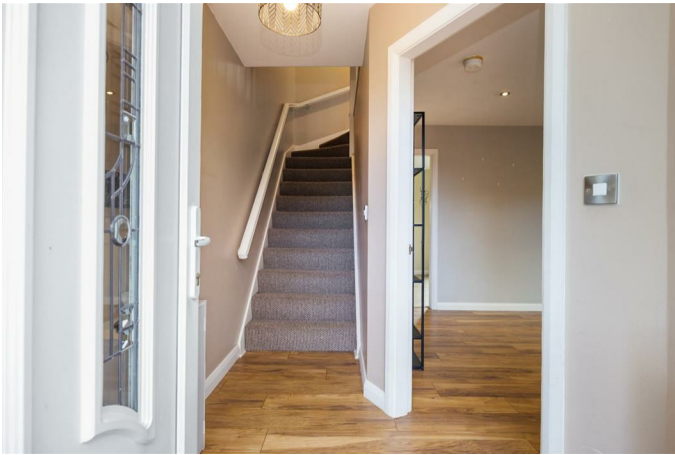
The Four Winds area continues to be one of the most desirable locations to live in and interest is expected to be high!

- Modern built detached home
- Bright and spacious lounge
- Ground floor w.c
- Gas fired central heating
- Off street parking
- Three well proportioned bedrooms
- Modern kitchen open to family / living / dining
- Deluxe white bathroom with separate shower cubicle
- Double glazed windows
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
		EU Directive 2002/91/EC	



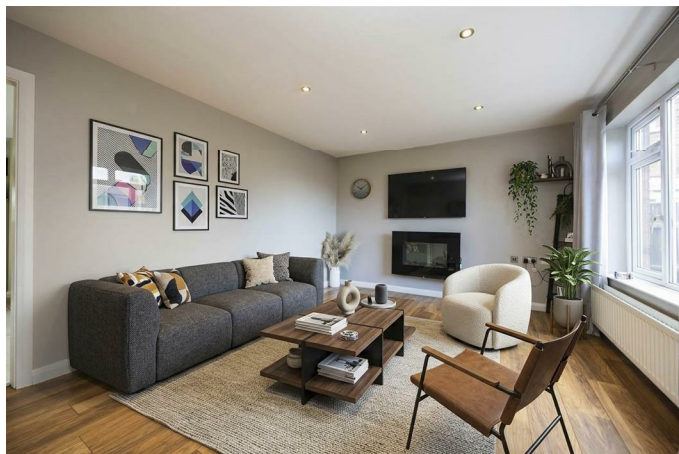
Entrance Hall 6'11" x 5'6" (2.13m x 1.68m)



Glazed upvc door and surround opens onto spacious entrance hall with laminate flooring.



Lounge 15'7" x 11'8" (4.77m x 3.56m)



Spacious lounge with laminate flooring.

Modern Fitted Kitchen / Dining Room 19'6 x 15'8 (5.94m x 4.78m)



At widest points

Modern Fitted Kitchen with a selection of upper and lower level units and formica worktops, complete with integrated fridge freezer, electric oven with gas hob, overhead extractor fan, dishwasher, washing machine and stainless steel sink with drainer. Large grey tile flooring and part tiled walls. Open to dining / living area with glazed upvc patio doors that open onto rear patio.







W.C 4'11" x 3'2" (1.52m x 0.98m)



White suite comprising of low flush w.c and pedestal wash hand basin with stainless steel mixer taps and tiled splash back.

First Floor



Built-in cupboard with access to gas boiler. Access to loft space via slingsby ladder.

Bedroom One 12'1" x 11'8" (3.70m x 3.56m)



Spacious double bedroom.



Bedroom Two 12'1" x 10'9" (3.70m x 3.30m)



Double bedroom overlooking rear patio area.



Bedroom Three 8'1" x 8'11" (2.48m x 2.72)



Contemporary White Bathroom suite 8'9" x 7'9" (2.68m x 2.37m)



White bathroom suite comprising of w.c, pedestal wash hand basin, panelled bath with stainless steel mixer taps, corner shower cubicle and chrome heated towel rail. High gloss grey tiled flooring and part tiled walls. Recessed spotlights.



Off street parking



Secure off street parking to the front of the property bordered by tall wooden gates and fencing.

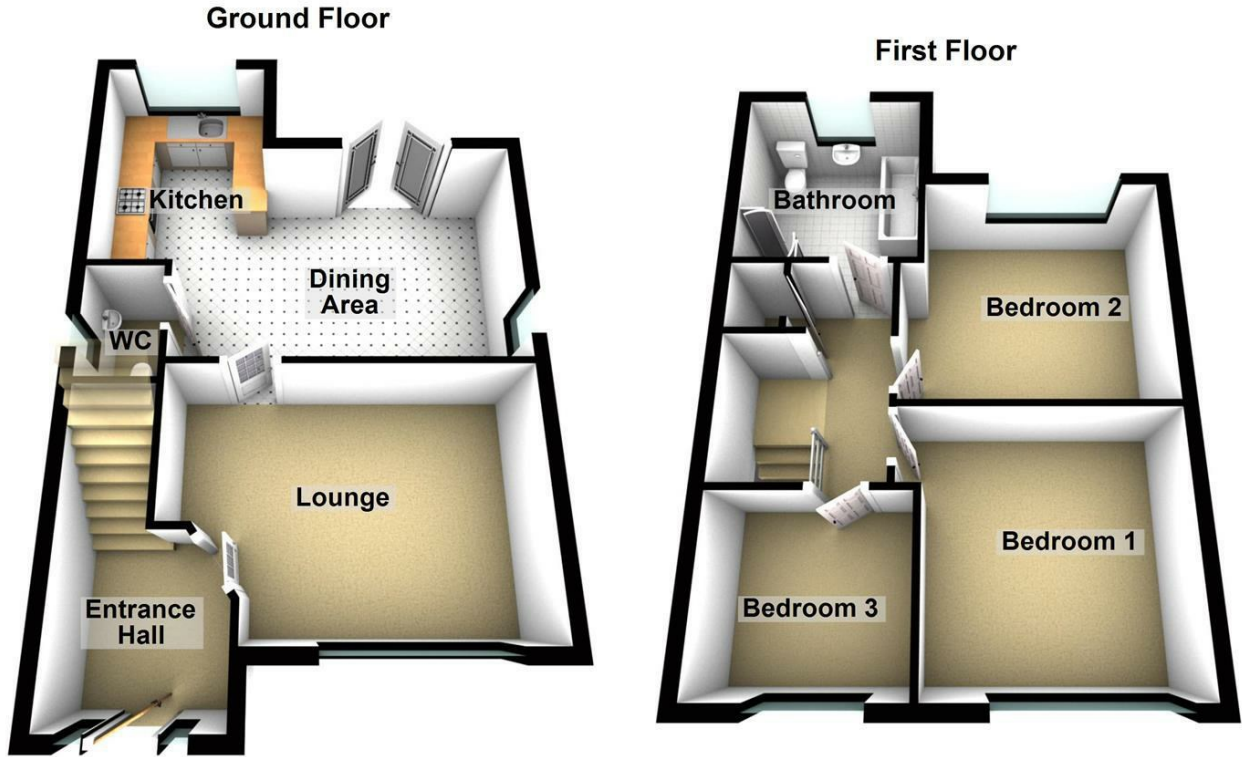
Enclosed Rear Patio



Block paved patio area bordered by timber fencing.

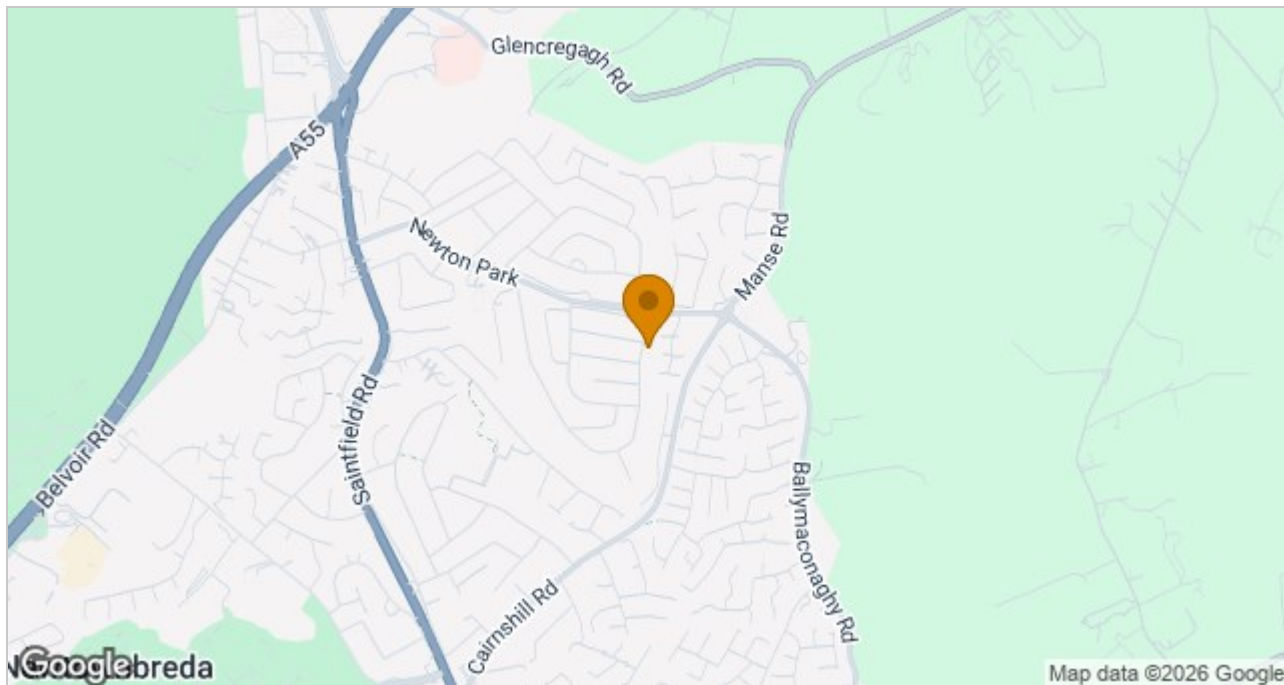


Floor Plan



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



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