



32 Newton Heights, Cairnshill Road, Belfast, BT8 6HA

Asking Price £245,000

Beautifully presented and maintained, this semi-detached home is located off the Cairnshill Road in the popular Four Winds area. Ready to move into, the accommodation comprises lounge to the front, contemporary fitted kitchen open to dining area with range of integrated appliances, four bedrooms and white bathroom suite. The property has also been updated with gas fired central heating system and PVC double glazing. Outside to the front there is a garden laid in lawn and driveway with ample parking. To the rear there is a large decked patio overlooking the fantastic, enclosed rear garden that captures the afternoon and evening sun. Convenient to many amenities including local shops off Newton Park, transport links to include the Cairnshill Park & Ride and leading schools both primary and post primary.

An excellent home with nothing to do but add furniture.

- Semi Detached Home
- Spacious Lounge
- White Bathroom Suite
- Double Glazed
- Superb Rear Garden
- Four Bedrooms
- Fitted Kitchen / Dining
- Gas Heating
- Driveway With Ample Parking
- Cul De Sac Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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



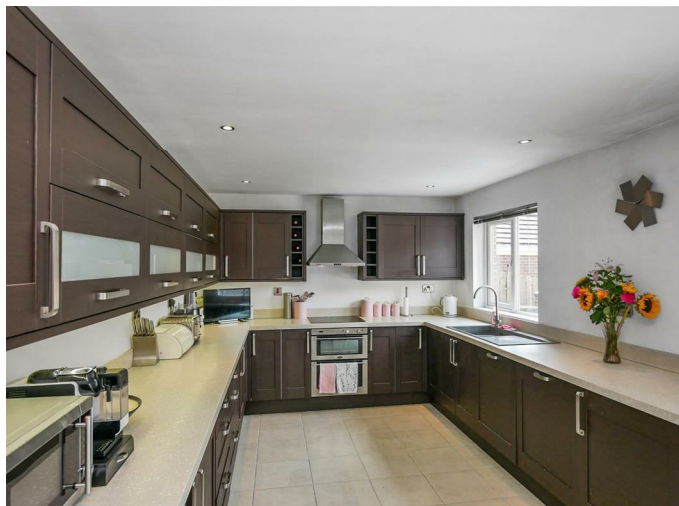
Glass panelled front door to entrance hall. Solid wooden flooring. Under-stairs storage.

Lounge 13'8 x 7'8 (4.17m x 2.34m)



(into bay) Solid wooden flooring. Recessed shelving.

Kitchen/Dining 21'4 x 9'10 (6.50m x 3.00m)



Excellent range of high and low level units, concealed lighting, marble effect worktops, built in hob and under oven, stainless steel extractor fan. Integrated dish-washer and fridge freezer. Spot-lights Tiled flooring. Pvc patio doors leading to garden.





First Floor

Bedroom One 13'0 x 10'5 (3.96m x 3.18m)



Wall to wall sliding robes.

Bedroom Two 10'0 x 8'0 (3.05m x 2.44m)



Bedroom Three 10'0 x 7'8 (3.05m'0.00m x 2.34m)



Built in storage.

Bedroom Four 10'6 x 6'6 (3.20m x 1.98m)



White Bathroom Suite



White Bathroom suite comprising panelled bath with mixer taps, hand shower. Pedestal wash hand basin, low flush w.c Fully tiled walls.

Landing

Outside Front

Driveway with ample parking. Garden laid in lawn.

Outside Rear

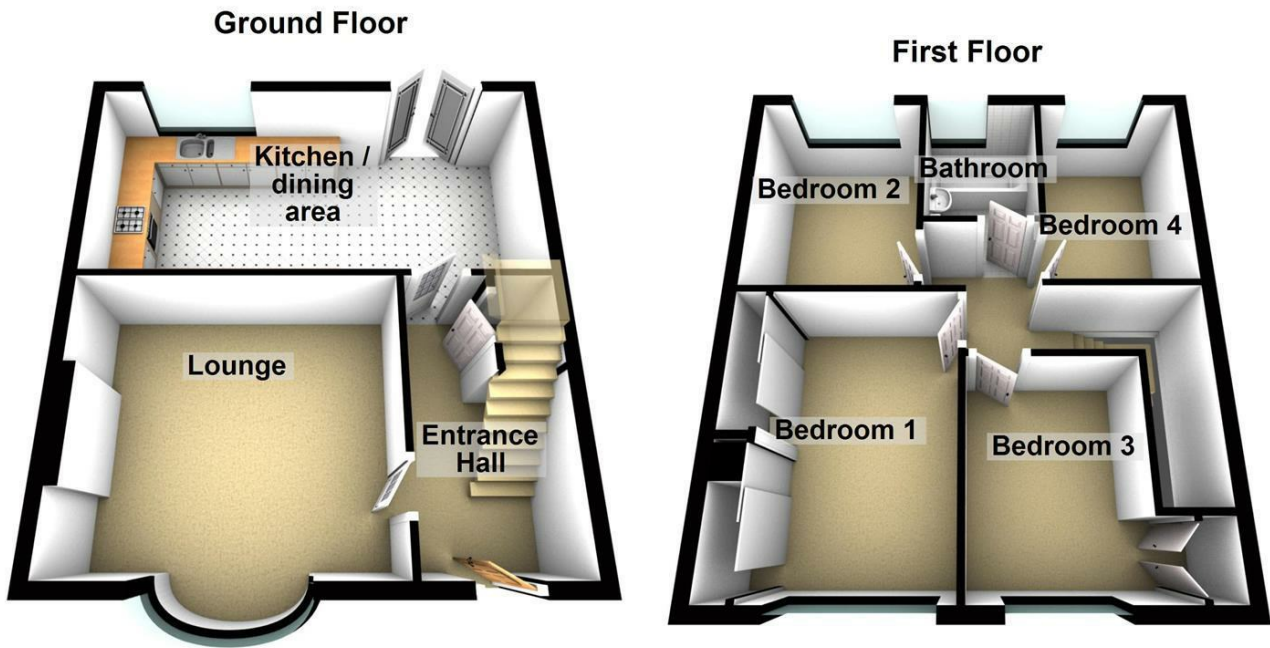


Garden laid in lawn with patio area. Large decking area. Garden shed.



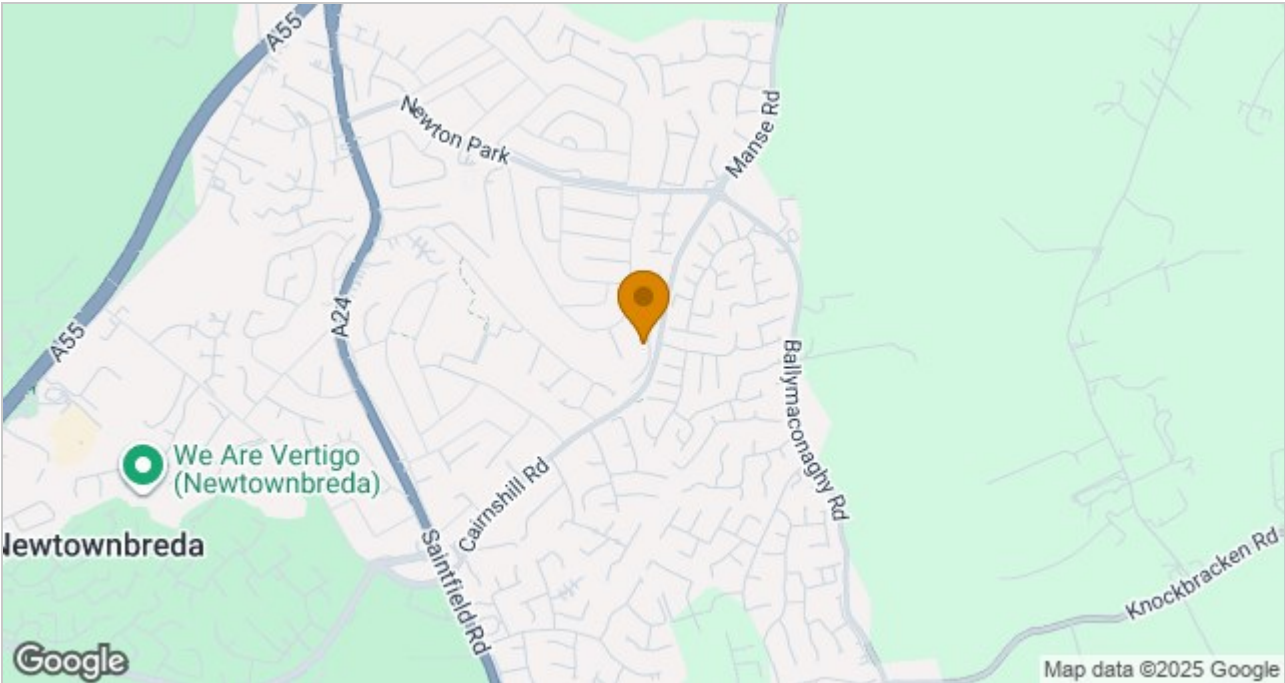


Floor Plan



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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