

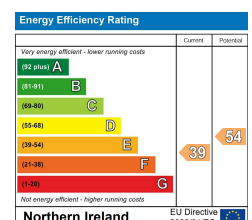


3 Cairnshill Gardens, Cairnshill Road, Belfast, BT8 6RW

Asking Price £299,950

Located in a cul de sac position, 3 Cairnshill Gardens is a deceptively spacious family home ideally positioned for those who are looking for that extra bit of space with convenience also a major benefit, as leading schools, the outer ring and arterial routes, Forestside Shopping Centre are all within an easily accessible distance making this an ideal opportunity for those with a young and growing family to purchase a property that is also chain free. This is an opportunity to take the next step up on the property ladder. The accommodation is both bright and well proportioned with the option of either 4/5 bedrooms, lounge with spacious dining area, a fitted kitchen, a modern ground floor bathroom as well as a 1st floor shower room. Outside there are off street parking facilities, an attached garage and it sits on a level site with good gardens to the front and rear laid in lawn with additional patio areas. An excellent opportunity, view early to full appreciate.

- Spacious family size home with bright adaptable accommodation
- Lounge open to the dining area
- Deluxe white bathroom suite with feature jacuzzi bath
- Double glazed windows
- Mature, well stocked gardens to the front and also to the rear
- 4/5 Bedrooms / 2 receptions
- Modern fitted kitchen
- Oil fired central heating
- Off street parking / attached garage
- Chain free onward sale



The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

Entrance hall



Solid wood flooring, storage cupboard.

Lounge / dining 22'8 x 14'3 (6.91m x 4.34m)



At the widest points.
Wood flooring, hole in the wall fireplace ,
open to the dining area.

Dining area



Kitchen 12'6 x 7'9 (3.81m x 2.36m)



Full range of high and low level units, single
drainer 1/14 bowl sink unit with mixer taps,
formica work surfaces, 4 ring hob and
under oven, extractor canopy, integrated
fridge / freezer, integrated dishwasher,
recessed spotlights, tiled floor.

Bathroom 7'5 x 6'4 (2.26m x 1.93m)



Deluxe white suite with feature jacuzzi bath, chrome thermostatically controlled shower, wash hand basin with storage below, low flush w/c, bidet, fully tiled walls, recessed spotlights, wall mounted radiator.

Bedroom 1 13'9 x 9'2 (4.19m x 2.79m)



Bedroom 2 / dining 12'1 x 10'2 (3.68m x 3.10m)



Bedroom 3 9'6 x 8'8 (2.90m x 2.64m)



1st floor



Landing, large storage cupboards.

Bedroom 4 17'6 x 13'2 (5.33m x 4.01m)



At widest points. Eaves storage.

Additional bedroom 4 image



Bedroom 5 13'4 x 9'1 (4.06m x 2.77m)



Shower room 7'4 x 7'2 (2.24m x 2.18m)



White suite comprising corner shower cubicle with Mira Sport shower, low flush w/c, wash hand basin with storage below, fully tiled walls, roof window, tiled floor, chrome towel radiator.

Outside

Off street parking leading to the attached garage.

Attached garage 26'1 x 9'6 (7.95m x 2.90m)

Up and over door, light and power. Access to the rear gardens.

Front gardens

Mature well stocked gardens to the front laid in lawns with an range of plants, trees and shrubs.

Rear gardens

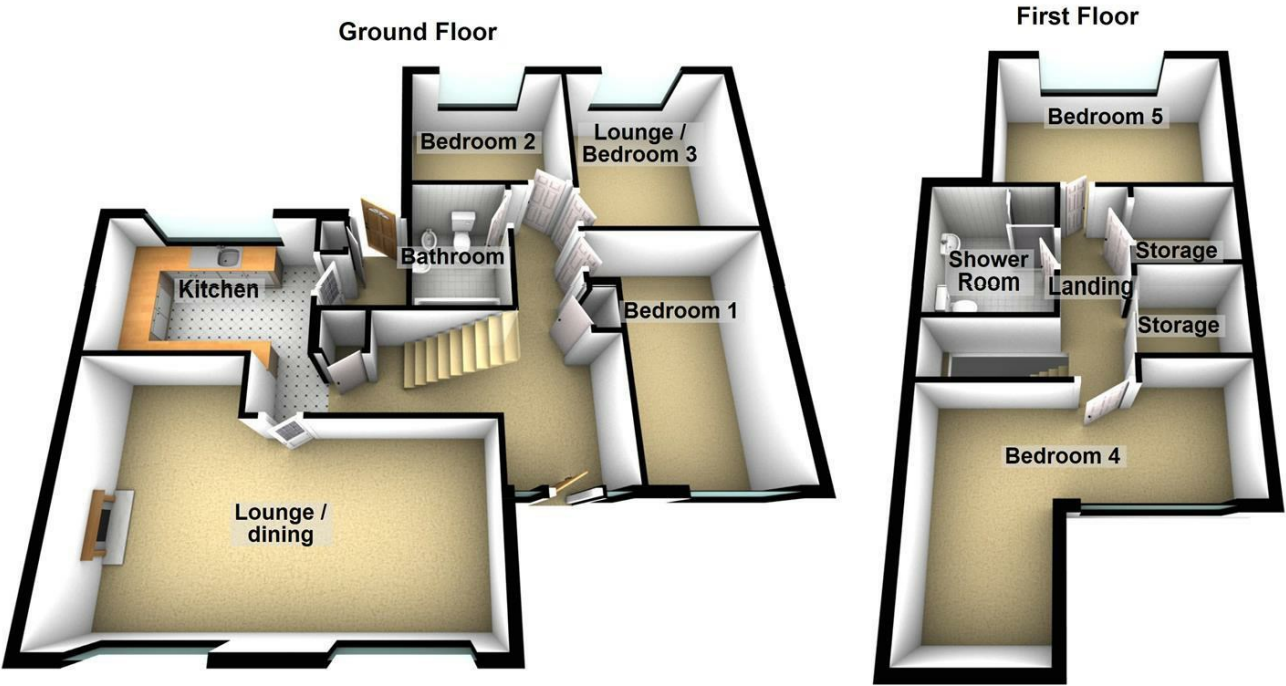


Enclosed and mature rear gardens with an extensive selection of plants, trees and shrubs,

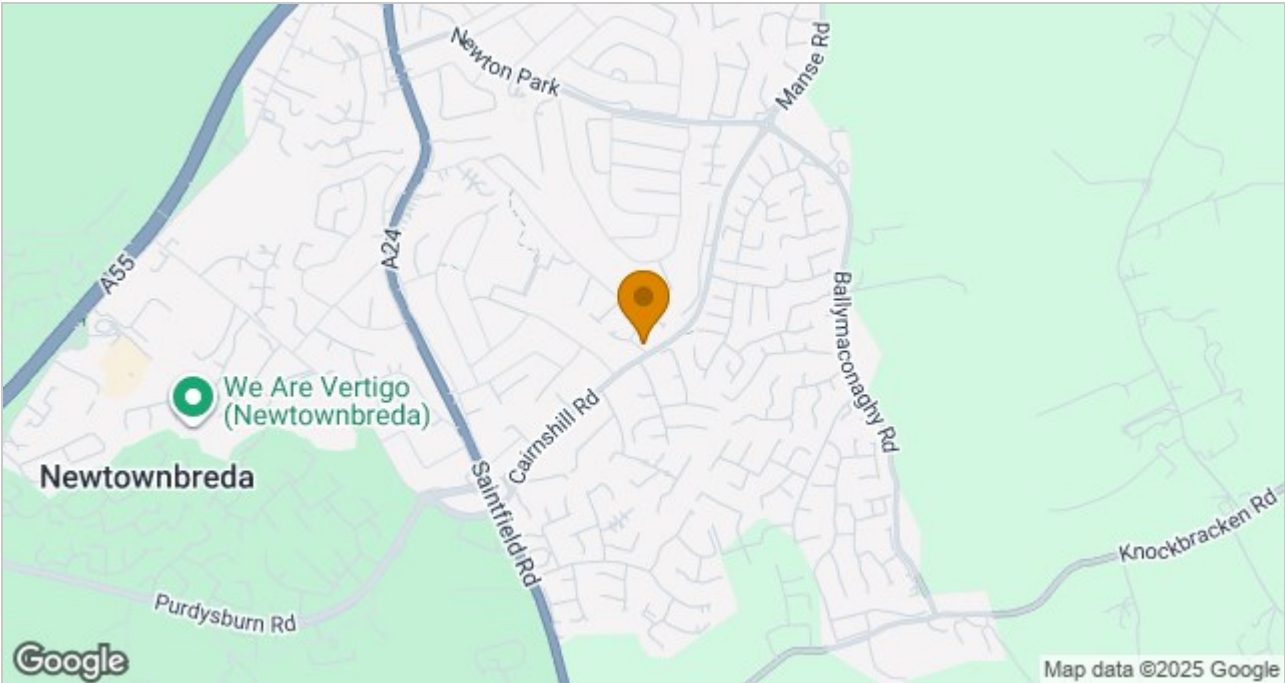
Additional garden image



Floor Plan



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