



## 34b Carnbrae Park, Newton Park, Belfast, BT8 6TP

**Asking Price £139,950**

Carnbrae Park is a quiet, residential cul-de-sac located just off Newton Park in the ever popular 'Four Winds' area of South East Belfast. It is conveniently located close to a selection of shops, cafes and restaurants, as well as public transport facilities, primary & post primary schools and open green area such as the Cregagh Glen. This first floor apartment comprises two bedrooms, a spacious lounge, fitted kitchen and a white shower suite. In addition to this the property also benefits from gas fired central heating, double glazing, and communal off street parking areas. Chain free, this property would make a perfect purchaser for someone looking to take their first steps upon the property ladder or investor looking for a rental property. We anticipate there to be a high demand for this property so make sure to arrange your viewing at your earliest convenience so as not to miss out.

- 1st floor apartment
- Spacious lounge
- White shower suite
- Double glazed windows
- Chain free onward sale
- Two bedrooms
- Fitted kitchen
- Gas heating
- Parking areas
- Close to many amenities

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C	76	77
(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

### The accommodation comprises

Pvc double glazed front door leading to the entrance hall. Stairs to the 1st floor.

### Landing area

Built in storage and roof space access.

### Lounge 14'7 x 10;9 (4.45m x 3.05m;2.74m)



### Kitchen 11'2 x 6'6 (3.40m x 1.98m)



Range of high and low level units, single drainer sink unit with mixer taps, work surfaces, 4 ring hob and under oven, plumbed for washing machine, fridge freezer space, storage with gas boiler.

### Shower room 6'1 x 5'9 (1.85m x 1.75m)



White suite comprising corner shower cubicle Aqualisa shower, low flush w/c, wash hand basin, part tiled walls.

### Bedroom 1 11'6 x 11'1 (3.51m x 3.38m)



Laminate flooring.

### Bedroom 2 9'7 x 6'5 (2.92m x 1.96m)



Roof window.

## Outside

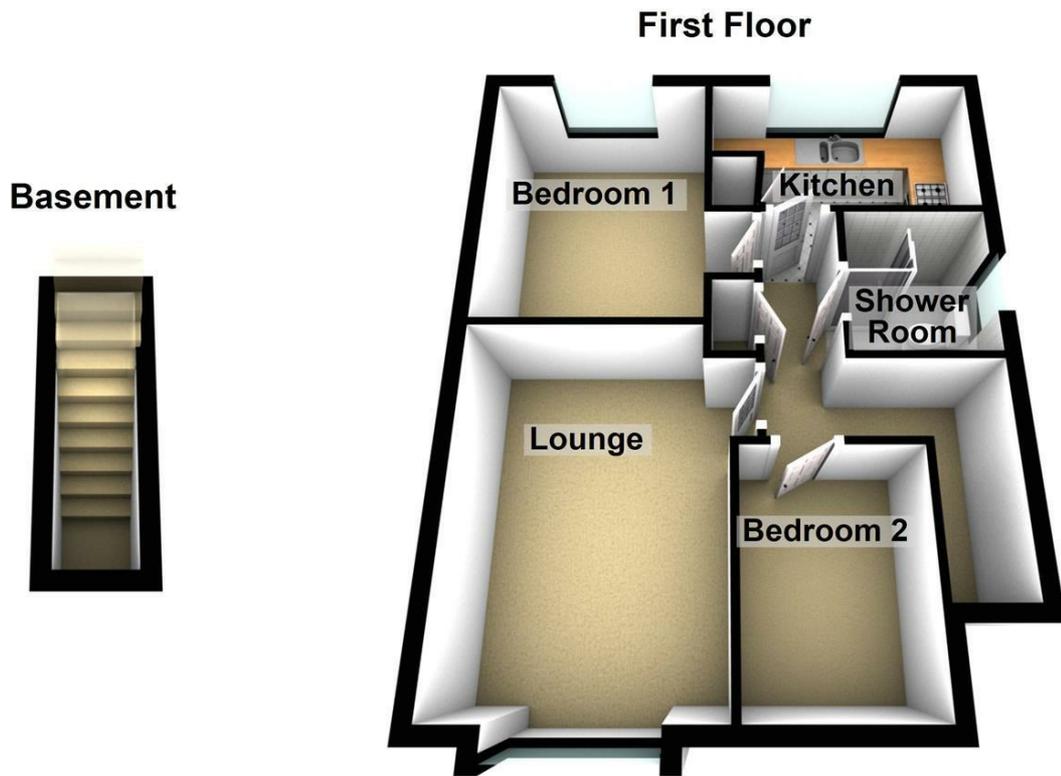
Resident and visitor parking.

## Side garden

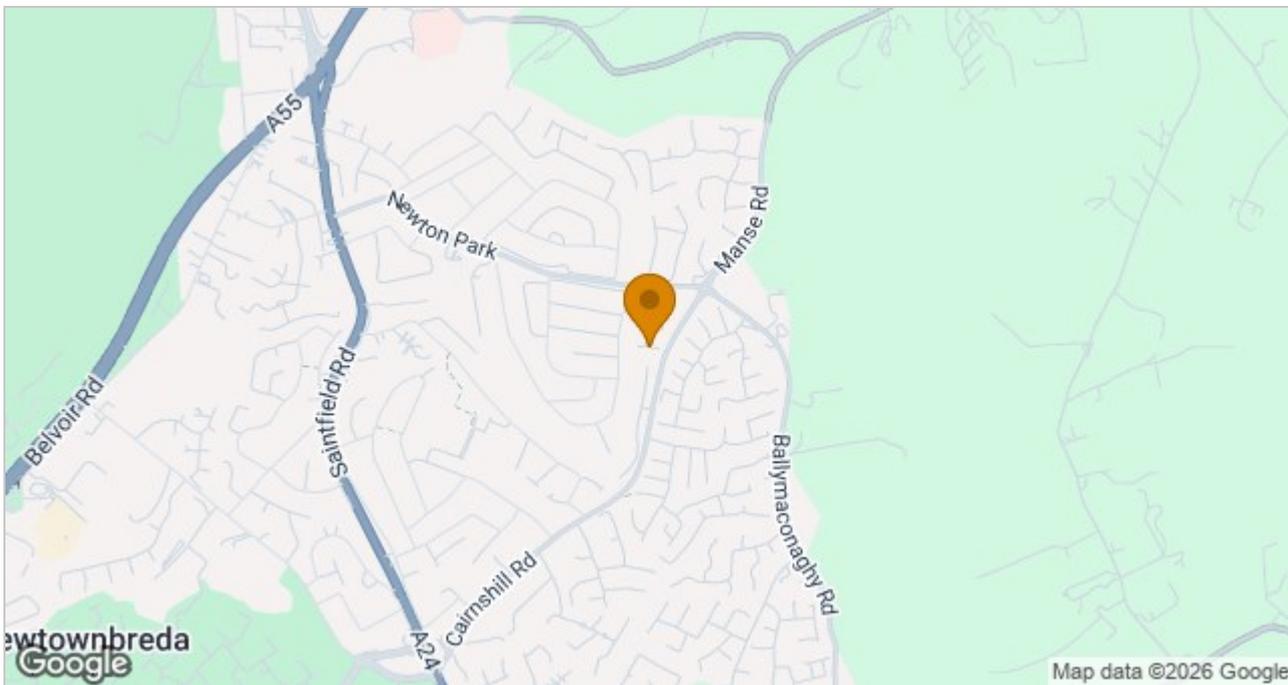


Lawn area.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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