



## 43 Cotswold Avenue, Off Newton Park, Belfast, BT8 6NA

**Asking Price £245,000**

Situated in the Four Winds, this superb semi detached home is within walking distance to all the shops and transport links on Newton Park, as well as the Cairnshill Park and Ride and Forestside Shopping Centre with its array of retail units and Cafes.

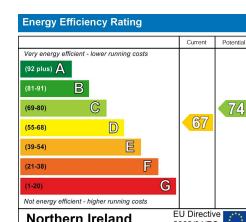
The property itself is immaculately presented and comprises, spacious lounge / dining to the front and modern fitted kitchen on the ground floor.

Upstairs there are three good sized bedrooms and contemporary white bathroom suite.

Outside there is a driveway with ample parking and superb rear garden laid in lawns.

A fantastic home with little to do but add furniture.

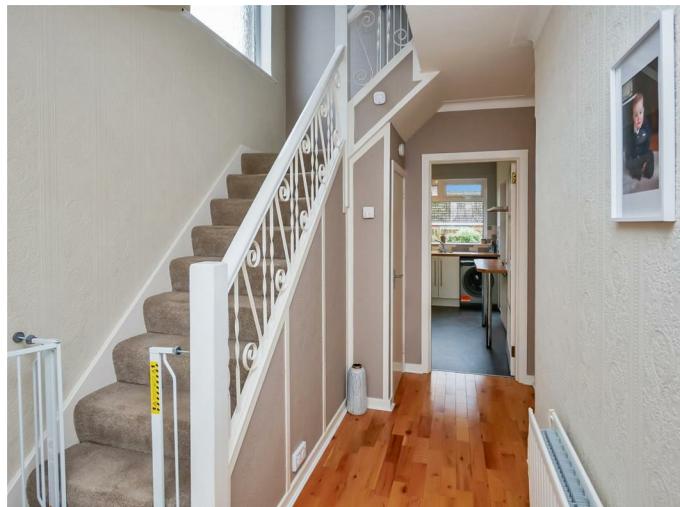
- Semi Detached Home
- Lounge Open To Dining
- Contemporary White Bathroom Suite
- Double Glazing
- Superb Rear Gardens that Captures the Afternoon Sun
- Three Good Sized Bedrooms
- Modern Fitted Kitchen
- Gas Heating
- Driveway With Ample Parking
- Excellent First Time Purchase & Or Family Home



## Entrance Porch

Open entrance porch leading to the entrance hall.

## Entrance Hall



Pvc glass panelled front door with glazed side panels to entrance hall. Wood stripped flooring. Under stairs storage housing a gas boiler.

## Lounge / Dining 23'3 x 11'4 (7.09m x 3.45m)



Granite fireplace with wooden surround and granite hearth. Wood strip flooring.





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



Full range of high and low level units. wood effect work tops, single drainer 1 1/4 bowl sink unit with mixer taps, plumbed for washing machine, built in hob and under oven, stainless steel extractor fan. Breakfast bar area. Part tiled walls.

### First Floor

### Bedroom One 11'8 x 11'0



### Bedroom Two 11'3 x 10'11 (3.43m x 3.33m)



### Bedroom Three 8'11 x 7'11 (2.72m x 2.41m)



Double built in robe.

## White Bathroom Suite



**White bathroom suite comprising corner bath with mixer taps, chrome shower unit above, pedestal wash hand basin, low flush w.c  
Part tiled walls. Tiled flooring. Spot-lights.**

## Landing



## Outside Front



**Driveway with ample parking to front and side.  
Front garden area laid in lawns range of mature trees and shrubs.**

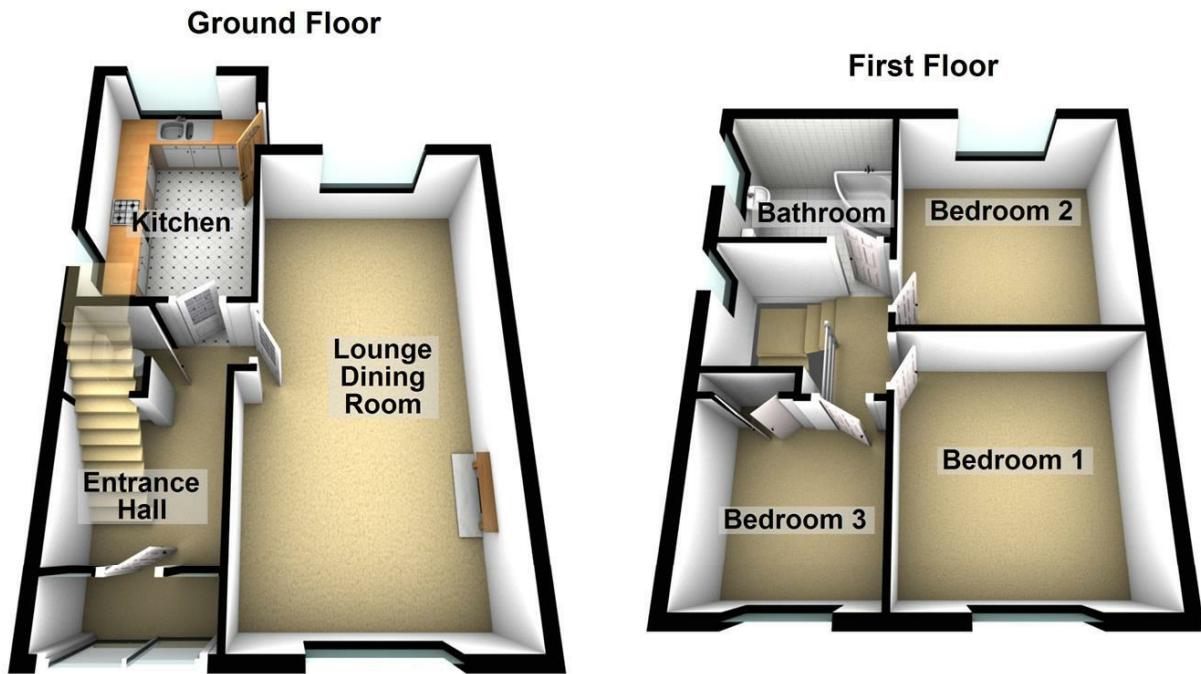
## Outside Rear



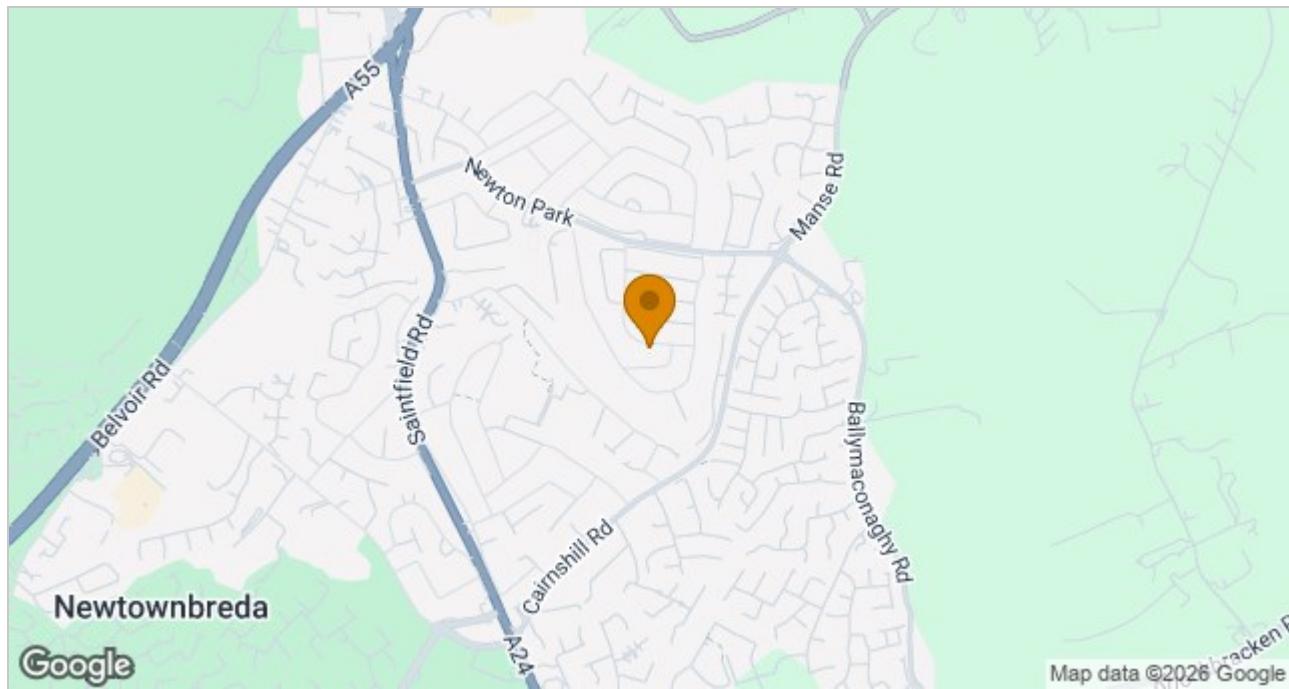
**Superb, rear garden that captures the afternoon sun, patio area and range of plants trees and shrubs.**



## 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.

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