



14 Finsbury Gardens, Cairnshill Road, Belfast, BT8 6GZ

Asking Price £225,000

Located off the Cairnshill Road, in the ever popular Four Winds area, this particular house type in Finsbury offers excellent, well proportioned accommodation comprising three good sized bedrooms, a bright spacious lounge which opens to the modern fitted kitchen with family dining area and is finished with a luxury shower suite on the first floor. Well maintained throughout, this property is sure to appeal a wide range of buyers, currently looking to locate in this sought after location. Outside the property benefits from a cul sac setting, and enjoys a tarmac driveway to the front with ample off street parking and good sized gardens to both the front and rear. The property is also within a short distance to the Cairnshill Park and Ride, the shops and facilities of Newton Park and leading schools. An excellent home in a fantastic location!

- Superb semi detached home
- Open plan lounge / dining
- Bathroom with white suite and separate shower cubicle
- Double glazed windows
- Off street parking
- Three good size bedrooms
- Modern fitted kitchen opens to the family dining area
- Oil fired central heating
- Cul de sac position
- Gardens to the front, side and also to the rear

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			

The accommodation comprises
Composite front door leading to the
entrance hall.

Entrance hall



Laminate flooring, built in storage, under stairs storage.

Lounge / dining 23'6 x 13'6 (7.16m x 4.11m)



Laminate flooring, open to the family dining area.

Additional lounge image



Family dining area



Laminate flooring, Double glazed French doors leading to the rear gardens.

Dining area opens to the fitted kitchen.

Kitchen 12'3 x 9'2 (3.73m x 2.79m)



Full range of high and low level units, single

drainer sink unit with mixer taps, formica works surfaces, 4 ring hob and under oven, integrated fridge / freezer and integrated dishwasher, recessed spotlights, tiled floor.

Additional kitchen image



1st floor

Landing, hot press, roof space access.

Bedroom 1 11'6 x 9'7 (3.51m x 2.92m)



Built in robes.

Bedroom 2 12'9 x 8'6 (3.89m x 2.59m)



Bedroom 3 8'4 x 8'3 (2.54m x 2.51m)



Built in robe.

Bathroom 8'2 x 5'9 (2.49m x 1.75m)



White suite comprising panelled bath, mixer taps, low flush w/c, wash hand basin with storage below, corner shower cubicle with Redring Expressions shower, fully riled

walls, recessed spotlights, tiled floor, chrome towel radiator.

Additional bathroom image



Additional garden image



Outside

Tarmac driveway with off street parking. Additional off street parking behind the double gates.

Front and side gardens

Garden to the front and side laid in lawn.

Rear garden



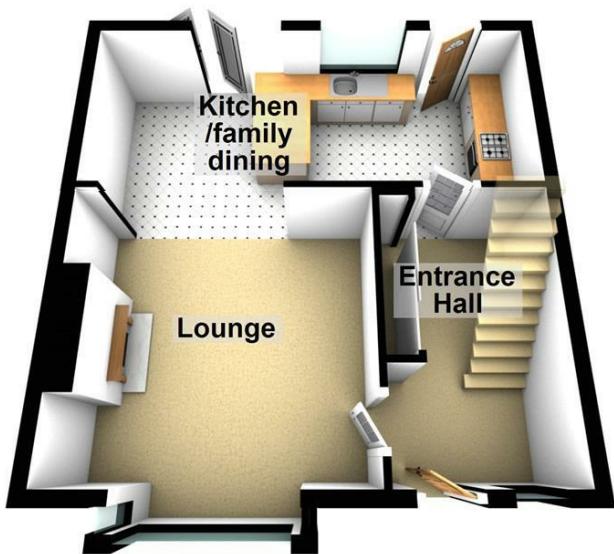
Garden to the rear laid in lawn with patio area and feature decking area, outside tap and light, boiler house housing oil fired boiler, pvc oil tank.

Rear elevation



Floor Plan

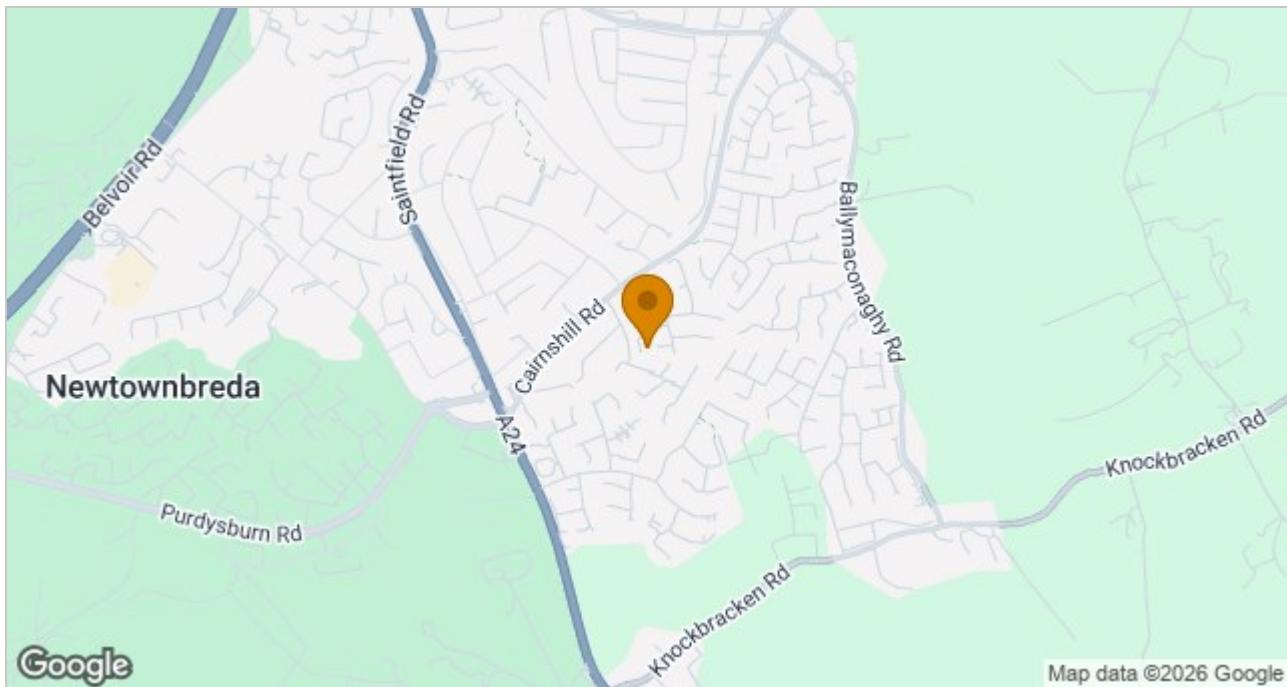
Ground Floor



First Floor



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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