



8 Carnbrae Avenue, Off Newton Park, Belfast, BT8 6NH

Asking Price £264,950

Conveniently positioned just off Newton Park, in this prime and sought after residential location, we are delighted to market this good size home. The accommodation consists of 3 bedrooms, a spacious lounge with double doors leading to living room with feature multi fuel burner and additional conservatory. There is also a modern fitted kitchen, a white shower suite and a ground floor w/c completes the accommodation. Outside there are off street parking facilities, a detached garage and an enclosed rear garden. This area provides an excellent platform for those looking for amenities close at hand, with local shops, The Four Winds Inn, Tesco and the Forestside shopping centre within a short distance from the property. In addition it is well serviced with good transport options into and out of Belfast city centre. This home was also re-wired in 2021 as well as having gas heating installed. A fine home that should appeal to many.

- Spacious semi detached home
- Two reception rooms plus conservatory
- White shower suite
- Gas heating / Double glazed windows
- Gardens to the front and rear in lawn
- Three good size bedrooms, all with built in robes
- Modern fitted kitchen
- Ground floor w/c
- Off street parking leading to the detached garage
- Re-wired 2021

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	75
(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 porch.

Entrance porch

Tiled floor, glass panelled inner door leading to the entrance hall.

Entrance hall



Wood flooring, cloaks under stairs.

Cloaks

Ground floor w/c comprising low flush w/c, wash hand basin.

Lounge 13'5 x 11'6 (4.09m x 3.51m)



Double doors leading to the living room.

Living room 13'1 x 11'6 (3.99m x 3.51m)



Wood flooring, feature multi fuel burner.

Conservatory 10'1 x 9'4 (3.07m x 2.84m)



Tiled floor, storage. Double doors to the rear gardens.

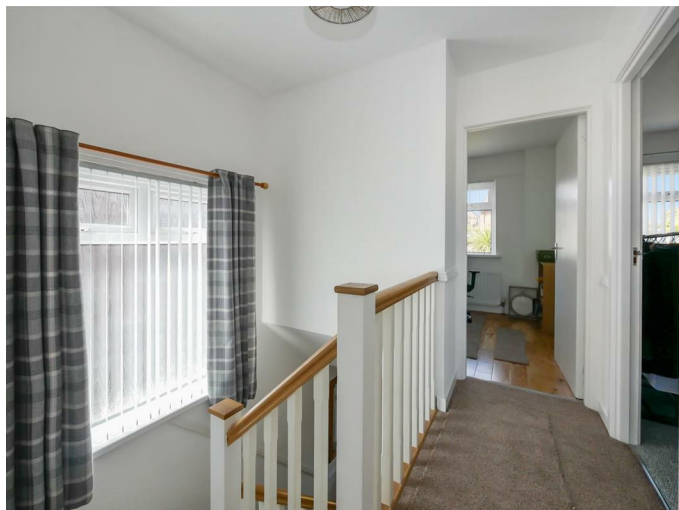
Modern fitted kitchen 15'2 x 8'4 (4.62m x 2.54m)



Range of high and low level units. single

drainer 1 1/4 bowl sink unit with mixer taps, work surfaces, 4 ring gas hob, under oven, integrated dishwasher and washing machine. Integrated fridge / freezer.

1st floor



Landing.

Bedroom 1 11'9 x 11'1 (3.58m x 3.38m)



Built in robes.

Bedroom 2 11'7 x 11'1 (3.53m x 3.38m)



Built in robes.

Bedroom 3 8'2 x 7'9 (2.49m x 2.36m)



Built in robes.

Shower room



White suite comprising walk in shower with thermostatically controlled shower, low flush w/c, wash hand basin with storage

below, extractor fan, recessed spotlights, storage & gas boiler installed 2021, roof space access.

Outside

Long driveway with off street parking for several cars leading to the detached garage.

Detached garage 21'7 x 9'6 (6.58m x 2.90m)

Recently installed remote control electric roller door, light and power.

Front garden

Garden to the front laid in lawn, range of plants, trees and shrubs.

Rear garden



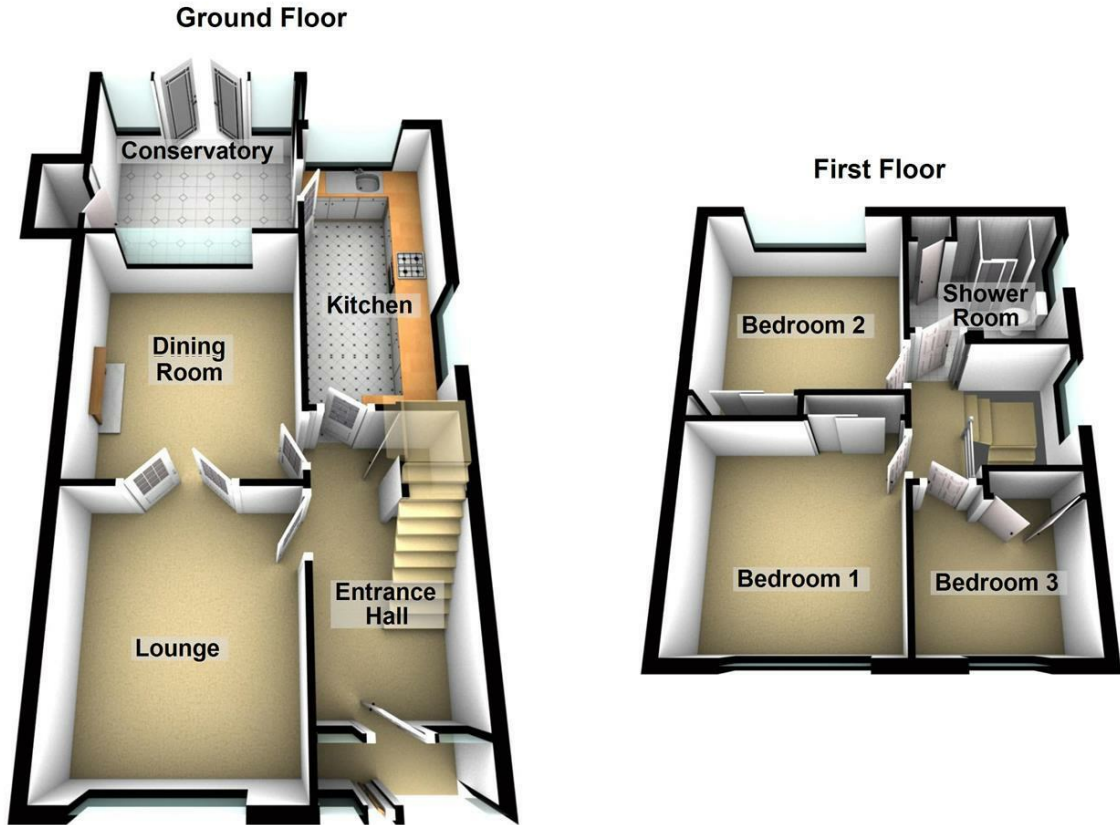
Garden to the rear laid in lawn with loose stone and flagged patio areas, outside tap and light.

Additional garden image

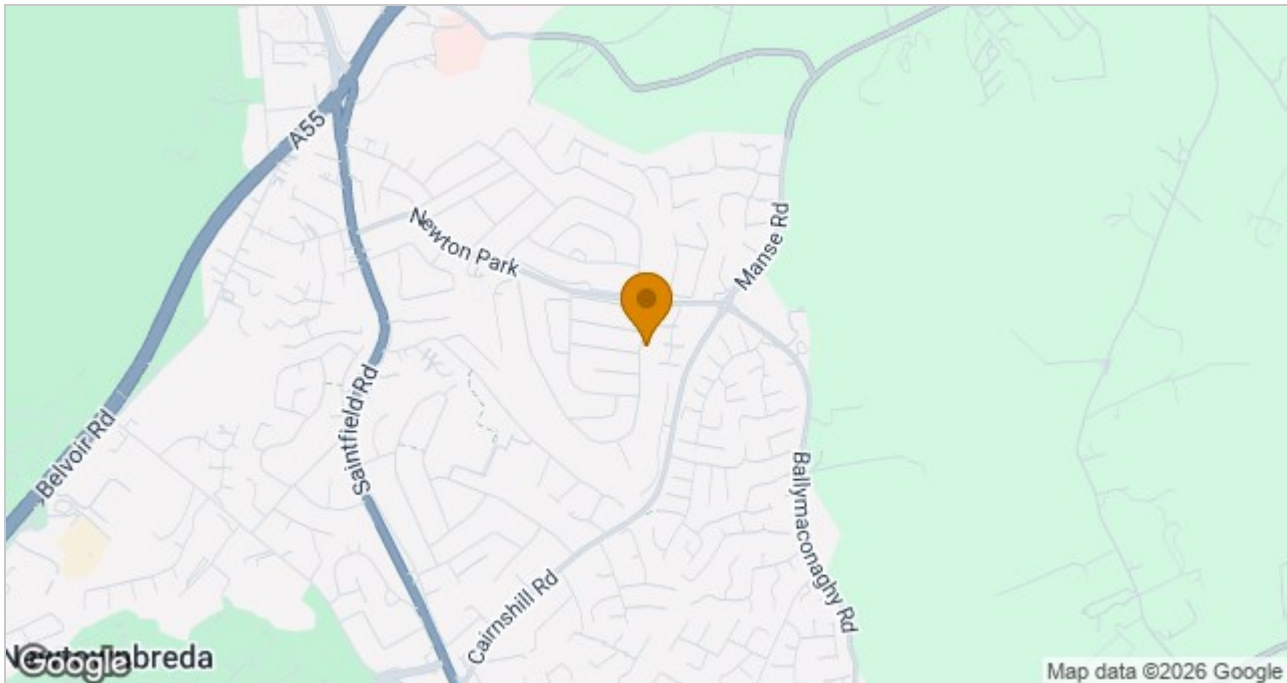


Rear elevation

Floor Plan



Area Map



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