



## 11 Croft Hill Cottages, Cairnshill Road, Belfast, BT8 6BA

**Asking Price £365,000**

Located within the exclusive development of Croft Hill, just off the Cairnshill Road, this attractive home offers both comfort and convenience in a highly sought-after residential area.

The property enjoys easy access to the Cairnshill Park and Ride, main arterial routes to and from Belfast, Lesley Forestside Shopping Centre, and a selection of leading primary and post-primary schools.

Internally, the home provides spacious and well-proportioned accommodation throughout, comprising four generous bedrooms, including a principal bedroom with en-suite shower room and white bathroom suite.

The ground floor features two superb reception rooms, recently installed fitted kitchen with casual dining area, and downstairs WC.

Additional benefits include oil-fired central heating, double glazing, off-street parking leading to an integral garage, and an enclosed rear garden laid in lawn.

This is an excellent opportunity for first-time buyers or families seeking a home in a convenient and popular location.

- Deceptively Spacious Modern Townhouse
- Two Separate Reception Rooms
- Downstairs w. c
- Oil Heating/Double Glazing
- Integral Garage
- Four Double Bedrooms (principal with en-suite)
- Fantastic Fitted Kitchen
- White Bathroom Suite (on the First Floor)
- Double Driveway To The Front
- Enclosed Patio and garden to the Rear

Energy Efficiency Rating		Current	Potential
(92-100)	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		73	79
Northern Ireland			

EU Directive 2002/91/EC

### Open Entrance Porch

Glass panelled front door with glazed side panels to reception hall.

### Reception Hall



Tiled flooring. Under stairs storage with access to downstairs w.c Access to integral garage. Double glass panelled doors to lounge.

### Lounge 19'6 x 14'6 (5.94m x 4.42m)



Contemporary stainless steel fireplace housing glass fronted multi fuel stove. Glass panelled doors to patio / garden.

### Dining Room 12'0 x 10'0 (3.66m x 3.05m)



Oak flooring.

## Downstairs w.c



Sink unit with mixer taps. Low flush w.c Part tiled walls. Tiled flooring.

## Shaker Style Fitted Kitchen 16'2 x 13'6 (4.93m x 4.11m)



(at widest points) Fantastic range of high and low level shaker units, granite effect work tops, built in gas hob and overhead extractor fan,, Integrated dish washer, single drainer 1 1/4 stainless steel sink unit with mixer taps, 'Quooker' boiling water tap. Bank of units in a contrasting colour housing a double oven, Matching centre island with breakfast bar, wine cooler and wine rack. Tiled flooring. Spot-lights.

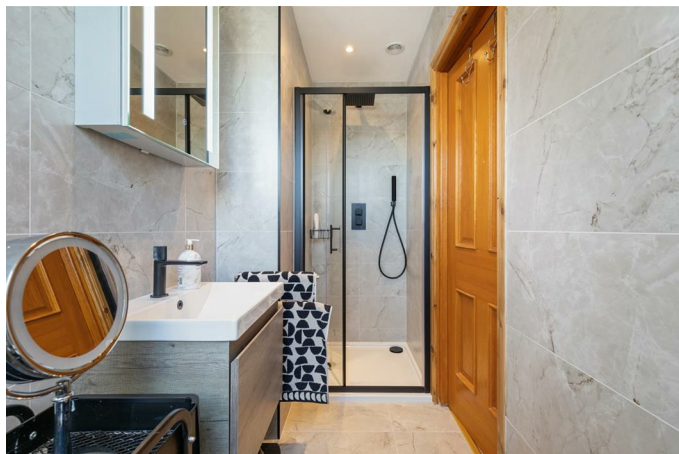
## First Floor

### Bedroom One 15'4 x 13'9 (4.67m x 4.19m)



Built in furniture to include bed and feature lighting.

## En-suite



Comprising walk in shower cubicle with drench head shower, pedestal wash hand basin, low flush w.c Fully tiled walls. Tiled flooring. Heated chrome towel rail. Spot-lights.

## Bedroom Two 13'7 x 10'6 (4.14m x 3.20m)



Built in bedroom furniture.

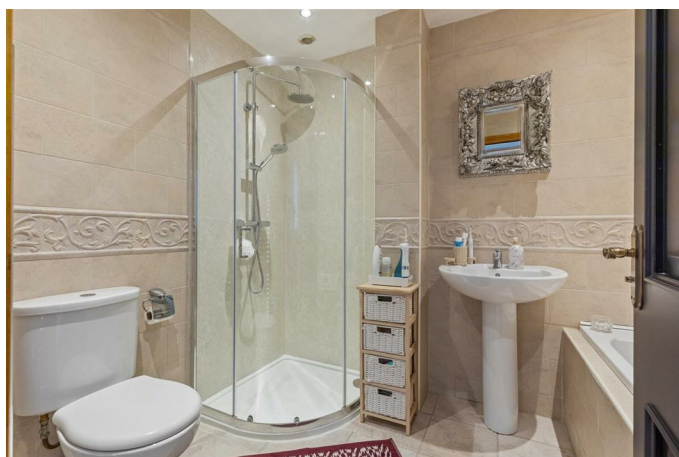
## Bedroom Three 14'4 x 12'4 (4.37m x 3.76m)



### Bedroom Four 12'1 x 10'1 (3.68m x 3.07m)



### White Bathroom Suite



Comprising tiled panelled bath with mixer taps, separate corner cubicle, with drench head and hand shower attachment, wash hand basin low flush w.c, heated chrome towel rail,

### Landing

Built in storage. Access to the roof space.

### Outside Front

Front garden area laid in lawns.

Double driveway with ample parking leading to detached garage.

### Integral Garage 18'9 x 10'5 (5.72m x 3.18m)

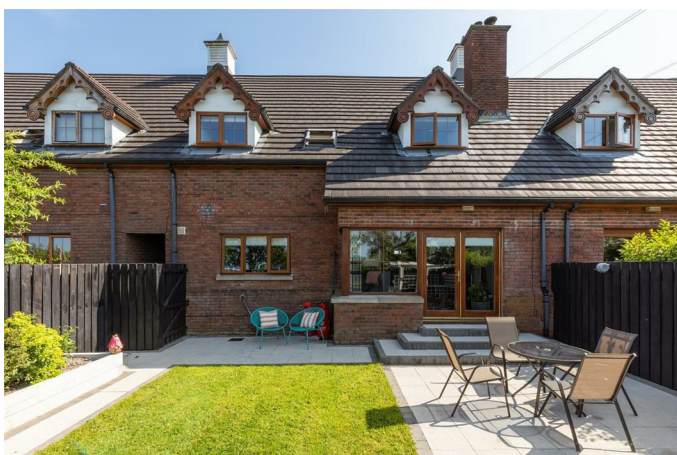


Roller door. Light and power housing oil boiler.

### Outside Rear



From the lounge there is direct access to the enclosed patio and garden laid in lawn with pergola constructed in the left corner, wired for exterior socket. Raised planters, bordered by timber fencing. Outside tap. Access to the front via shared alley.

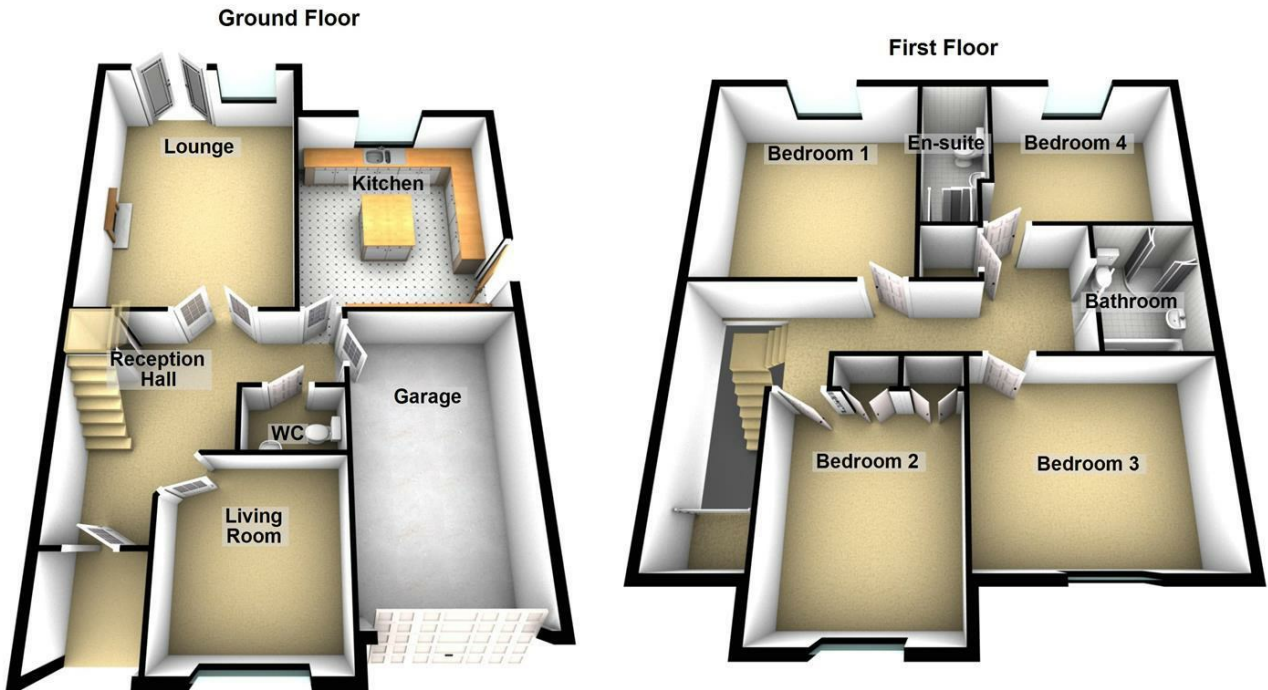




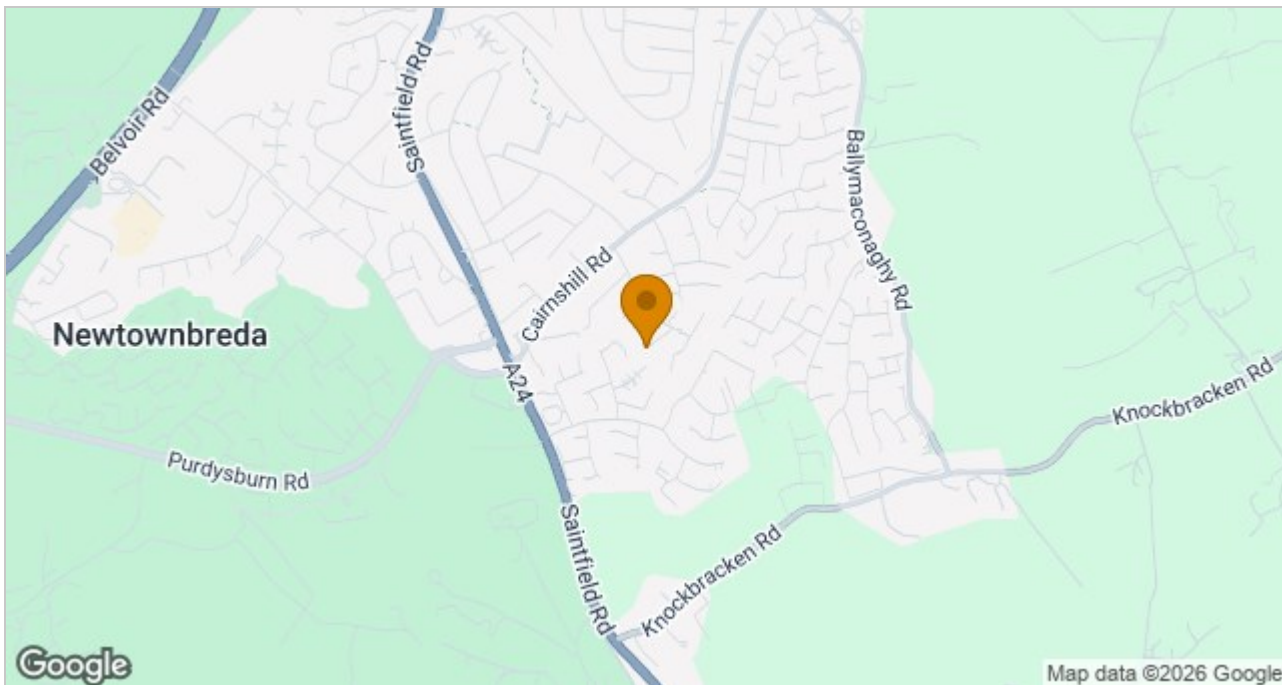
**PLEASE NOTE**

The property benefits from a Mechanical Ventilation System (MVS).

## Floor Plan



## Area Map



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