



This outstanding extended modern semi-detached family home is ideally positioned within the ever-popular Four Winds area of South East Belfast, a location renowned for its convenience to local schools, amenities and transport links. The property has been thoughtfully extended and upgraded to provide generous, well-balanced accommodation ideally suited to modern family living.

On the ground floor, the home offers a bright and comfortable living room along with a separate dining room, ideal for both everyday living and entertaining. The contemporary kitchen is well appointed with an excellent range of fitted units and leads to an impressive conservatory, which enjoys attractive views over the rear garden and provides an additional, versatile living space filled with natural light.

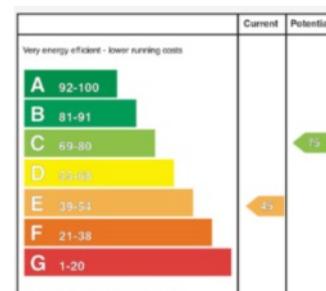
At first floor level there are three well-proportioned bedrooms and a family bathroom. The roofspace has been converted to provide an excellent additional room, suitable for a variety of uses such as a home office, dressing room or hobby space. Externally, the property benefits from gardens to the front and rear laid in lawns with mature borders, together with a detached garage and ample off-street parking.

Book your private viewing today.

Offers Over  
£249,950

20 Cambrae Avenue,  
Four Winds,  
BELFAST,  
BT8 6NH

Viewing by  
appointment  
through agent  
028 9042 4747



- Extended modern semi-detached family home in a prime Four Winds location
- Bright, well-proportioned living room and separate dining room
- Contemporary kitchen with an excellent range of fitted units
- Impressive conservatory with views over the rear garden
- Three well-appointed first-floor bedrooms
- Superb roofspace conversion
- Family bathroom
- Oil-fired central heating
- uPVC double-glazed windows
- Gardens to front and rear laid in lawns with mature planted borders
- Detached garage with excellent off-street parking



The Property Comprises:

Ground Floor

Sliding front door into:

PORCH: uPVC composite inner glazed door with glazed side panels to:

RECEPTION HALL: Solid oak floor.



DINING ROOM: 12' 10" x 11' 2" (3.9m x 3.4m) Large window with outlook to front.



LIVING ROOM: 12' 2" x 12' 2" (3.7m x 3.7m) Oak surround fireplace with marble inset. Solid oak flooring.



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DOWNSTAIRS W.C.: Low flush wc, wash hand basin with chrome mixer taps. Laminate flooring.

KITCHEN: 15' 1" x 7' 10" (4.6m x 2.4m) Excellent range of high and low level units, integrated dishwasher, sink unit with drainer and chrome mixer taps. Electric oven, hob and extractor fan. Plumbed for washing machine, Oak effect laminate flooring, part tiled walls. Low voltage spotlights. Access to:



SUN ROOM: 14' 9" x 9' 10" (4.5m x 3m) Ceramic tiled floor. Patio doors to rear garden. Access to boiler house/store.



## First Floor

BEDROOM (1): 11' 10" x 10' 10" (3.6m x 3.3m) Large window with outlook to rear. Laminate flooring. Large built-in robe.



BEDROOM (2): 10' 10" x 8' 10" (3.3m x 2.7m) Large window with outlook to front. Built-in robes. Access to loft conversion.



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BEDROOM (3): 7' 10" x 7' 10" (2.4m x 2.4m) Built-in storage. Outlook to front.



BATHROOM: White suite comprising low flush wc, vanity sink unit with storage underneath, tiled splashback. Panelled bath with chrome mixer taps, shower unit and glass shower screen. Tiled floor, linen cupboard.



Second Floor

LOFT CONVERSION: 11' 10" x 11' 6" (3.6m x 3.5m) Laminate flooring. Storage into eaves. Velux window.



## Outside

Small front garden in lawn with mature shrubs. Off-street parking for three cars.

GARAGE: 18' 4" x 9' 2" (5.6m x 2.8m) Up and over door. Side door access to rear garden.

Private south facing rear garden in lawn with mature shrubs. Patio dining area. Mature trees, hedges and fencing.



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## Location:

Travelling out of Belfast on the Saintfield Road, turn left into Newtown Park. Continue along Newtown Park towards the top, then turn right into The Pines. Cambrae Avenue is a continuation of The Pines, and number 20 is located on the left-hand side.



Sizes And Dimensions Are Approximate. Actual May Vary.

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Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
Lisburn - 028 92 66 1700  
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