



NICHOLAS
RESIDENTIAL



21 Newton Heights Belfast BT8 6HA Offers over £259,950

A beautifully presented four-bedroom semi-detached home, tastefully refurbished throughout and offering bright, modern accommodation in one of South Belfast's most desirable residential locations.

Ideally positioned just off the Cairnshill Road in the ever-popular Four Winds area, the property enjoys excellent convenience to a wide range of local amenities including shops, cafés, bars and restaurants. Forestside Shopping Centre, Tesco Newtownbreda and the Four Winds Inn are all close at hand, while superb public transport links, the Cairnshill Park & Ride and easy access to Belfast city centre further enhance the appeal. The area is also highly regarded for its selection of leading primary and secondary schools.

Internally, the accommodation comprises a welcoming entrance hall with WC leading through to a spacious open-plan Kitchen living and dining area finished with beautiful wooden herringbone flooring. The recently fitted shaker-style kitchen offers an excellent range of high and low level units and provides direct access to the enclosed rear garden.

The first floor hosts four well-proportioned bedrooms together with a contemporary family bathroom fitted with a modern white suite.

Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Beautifully presented four-bedroom semi-detached home, recently refurbished throughout
- Bright, modern accommodation in a highly sought-after South Belfast location
- Situated just off Cairnshill Road in the popular Four Winds area
- Close to local amenities including shops, cafés, restaurants, Forestside and Tesco Newtownbreda
- Excellent transport links with easy access to Belfast city centre and Cairnshill Park & Ride
- Located within the catchment of leading primary and secondary schools
- Spacious open-plan kitchen, living and dining area with stylish herringbone flooring
- Recently fitted shaker-style kitchen with a range of high and low level units and garden access
- Four well-proportioned bedrooms and a contemporary family bathroom
- Tarmac driveway, garage with utility and WC and enclosed garden to the year



Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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