

**Apt 20 The Stables,  
Cairnburn Gardens, Belfast, BT4 2HY**



**Asking Price £125,000**

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)

KEY FEATURES

- First Floor Apartment
- Two Bedrooms
- Large Through Lounge / Dining Area With Open Fire
- Fitted Kitchen
- Coloured Bathroom Suite
- Economy 7 Heating
- Hardwood Double Glazed Window Frames
- Access To Roof Space Storage
- Residents Parking
- Convenient To Public Transport Links & Belmont Park
- Close To Belmont Village, Belfast City Centre & Stormont Estate

SUMMARY

This first floor apartment is found in off Carinburn Gardens, a popular residential setting within one of the most desirable parts of East Belfast.

The layout comprises on the first floor, an entrance hall with access to linen cupboard and a cloakroom, through lounge / dining area with an open fire, separate fitted kitchen, two bedrooms and a bathroom in coloured suite. Outside, there is residents and guest parking area.

Within walking distance of Belmont Park, CIYMS and public transport links, Belfast City Centre, Belmont, and Ballyhackamore are all within easy reach.



ACCOMMODATION

GROUND FLOOR

Communal Entrance hall leading to stairs to:



FIRST FLOOR

Hardwood front door.

ENTRANCE HALL:

Access to hot press. Access to storage cupboard. Access to roof space via ladder.

BATHROOM:

Coloured suite comprising panelled bath with mixer taps and 'Mira Sport' electric shower. Low flush WC. Vanity unit. Fully tiled walls.



THROUGH LOUNGE / DINING AREA:

23' 6" x 11' 0" (7.16m x 3.35m)

Open fire. Intercom system.

KITCHEN:

9' 0" x 8' 0" (2.74m x 2.44m)

Range of high and low level units. Single drainer stainless steel sink unit with mixer taps. Partially tiled walls. Breakfast bar. Cooker point and extractor fan over. Plumbed for washing machine.

BEDROOM (1):

10' 9" x 9' 9" (3.28m x 2.97m)

BEDROOM (2):

10' 8" x 6' 9" (3.25m x 2.06m)

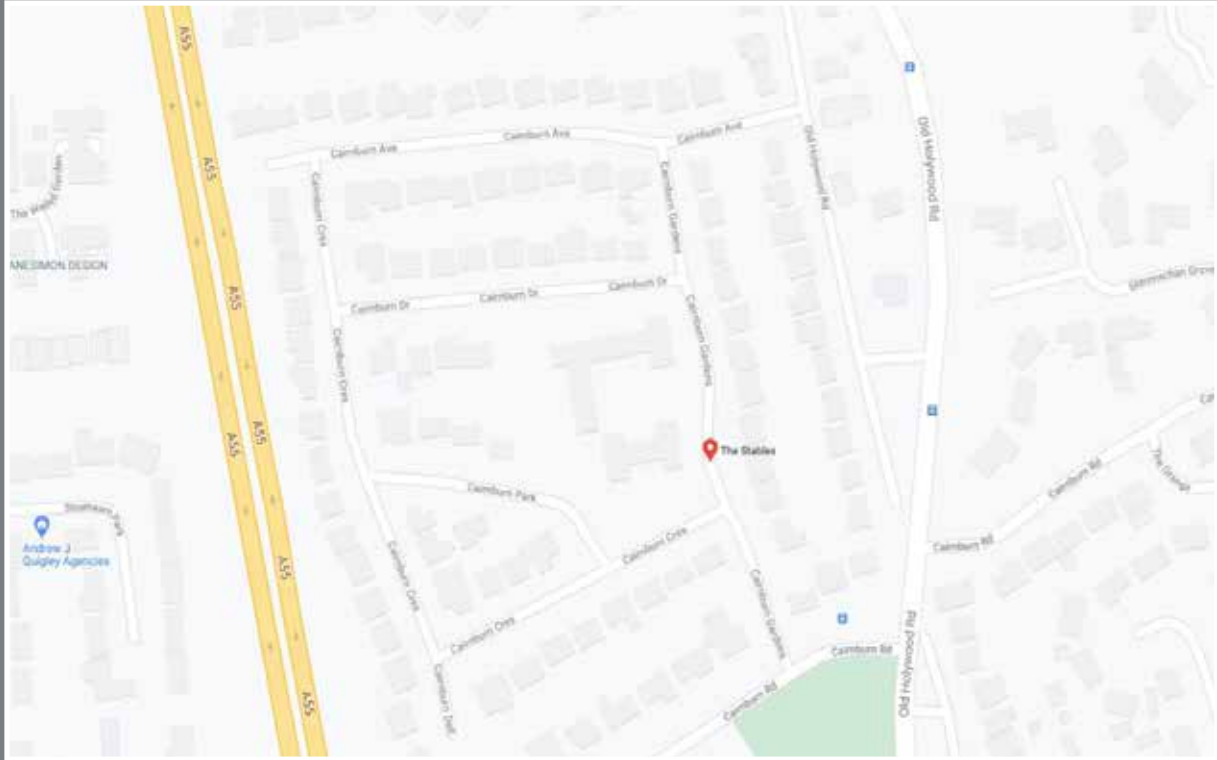
OUTSIDE

There is a parking area for residents and guests.





# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

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## Lettings Department

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REF: JD/A/21/SO



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