



This attractive double fronted detached villa occupies a quiet, private and very convenient location within this highly sought after residential area of Belmont, well known for its quality housing, close proximity to some of the province's leading schools, recreational and shopping facilities and so many other essential amenities.

Internally the property provides bright, well proportioned family accommodation that has been well cared for by the present owners and boasts many fine features, not least the spacious and private gardens that provide ample room should a buyer want to extend and still be left with a great garden.

All in all an excellent family home with lots of potential within a constantly popular location.

Offers Around
£325,000

38 Cairnburn Road ,
Belmont,
BELFAST,
BT4 2HS

Viewing by
appointment
through agent
028 9042 4747



- Attractive Double Fronted Detached Family Home in the Heart of Belmont
- 2 Separate Reception Rooms
- Modern Fitted Kitchen
- 3 Well Proportioned Bedrooms
- Modern White Bathroom Suite
- Downstairs Cloakroom with WC
- uPVC Double Glazed Windows
- Oil Fired Central Heating/Cavity Wall Insulation
- Fully Serviced Alarm System
- Mature & Private Large Corner Site
- Attached Garage
- Ideally Located to Many Leading Schools, Public Parks and the City Airport

The Property Comprises:

Ground Floor

ENCLOSED RECEPTION PORCH: uPVC double glazed inner door to . . .

ENTRANCE HALL: Storage under stairs.



CLOAKROOM: Low flush wc, wash hand basin.

LOUNGE: 17' 5" x 10' 6" (5.3m x 3.2m) (into bay). Carved fireplace with polished granite hearth.



DINING ROOM: 12' 6" x 10' 6" (3.8m x 3.2m) (into bay).



MODERN FITTED KITCHEN: 11' 2" x 7' 7" (3.4m x 2.3m) Excellent range of high and low level units, laminate worktops, single drainer 1.5 bowl stainless steel sink unit with mixer tap, built-in fridge, integrated dishwasher, concealed lighting, stainless steel extractor fan, ceramic tiled floor, recessed spotlights, uPVC glazed rear door.



First Floor

BEDROOM (1): 17' 9" x 10' 2" (5.4m x 3.1m) With dual aspect.



BEDROOM (2): 12' 2" x 10' 6" (3.7m x 3.2m)



BEDROOM (3): 7' 7" x 7' 7" (2.3m x 2.3m)



BATHROOM: Modern white suite comprising corner panelled bath with mixer tap and telephone hand shower, fully tiled built-in shower cubicle with Aqualisa shower unit, low flush wc, vanity unit, heated towel rail, hotpress with copper cylinder, ceramic tiled floor.



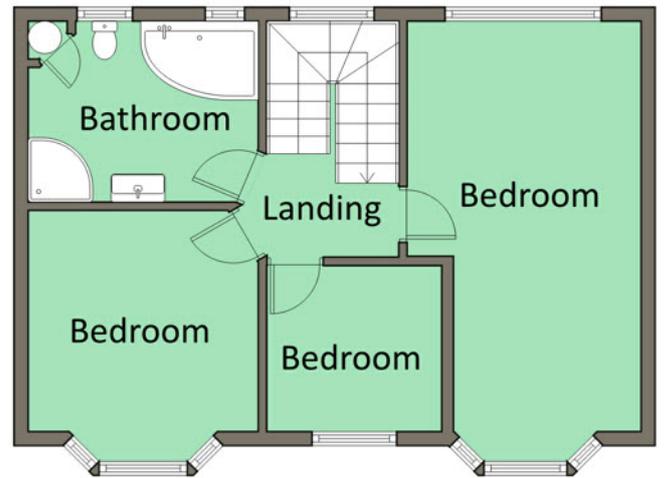
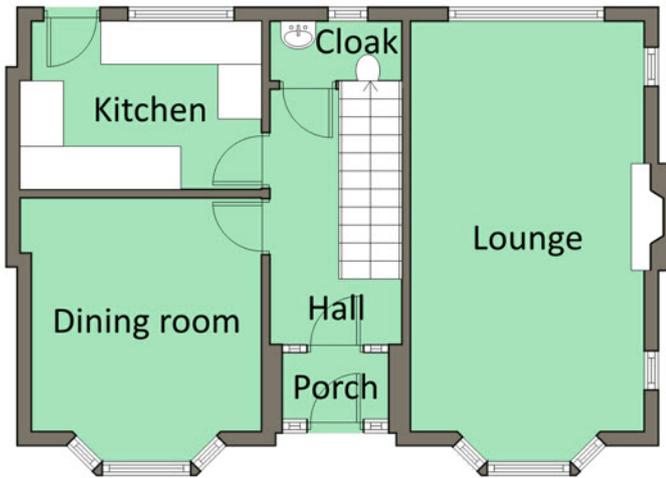
Outside

Tarmac driveway with parking for 3-4 cars to . . .

ATTACHED MATCHING GARAGE Up and over door.

Mature well tended front and rear gardens in lawns , colourful flower beds , tree's shrubs bounded by high hedging offering an excellent degree of privacy . Brick shed plumbed for washing machine, space for tumble dryer and fridge freezer.





Location:

Cairnbum Road runs from the Circular Road (Near CIYMS) To the Old Hollywood Road, adjacent to Belmont Park.

EPC

North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

www.templetonrobinson.com

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