



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

**Asking Price £245,000**

Croft Hill Cottages is a small exclusive development, situated within Croft Hill off the Cairnshill Road. The location offers convenience to the Cairnshill Park & Ride, main arterial routes into and out of Belfast, Forestside Shopping Centre and easy access to leading schools, both primary and post primary. The property itself offers well proportioned accommodation comprising four good sized bedrooms, master with en-suite, spacious lounge, fitted kitchen with casual dining area, utility room, downstairs w/c and white bathroom suit on first floor. Additional features include an oil heating system, double glazing, off street parking leading to integral garage and enclosed rear garden laid in lawn. An excellent home for both the first time buyer and those with a young and growing family.

- Spacious Town House
- Master En-Suite
- Kitchen/Dining To Rear
- White Bathroom Suite
- Driveway To Integral Garage
- Four Double Bedrooms
- Spacious Lounge
- Utility Room & Downstairs w/c
- Oil Heating/Double Glazed
- Enclosed Rear Gardens

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

## Entrance Hall



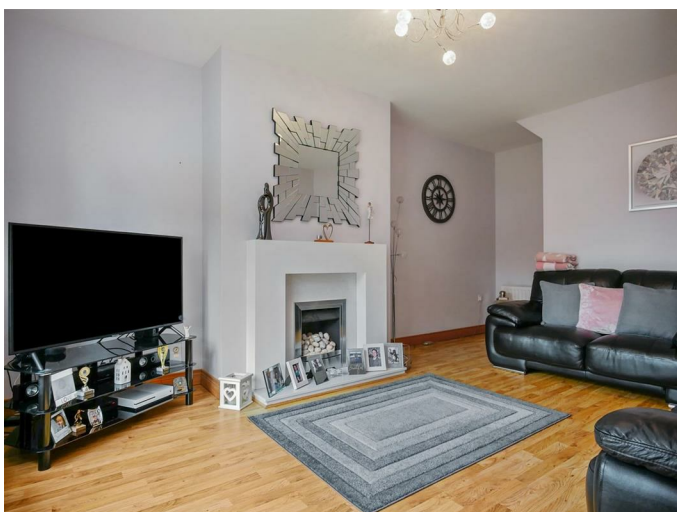
Wood panelled front door to entrance hall.  
Down-stairs w.c Tiled flooring.

## Down-stairs w.c



Low flush w.c Sink unit. Tiled flooring.

## Lounge 15'7 x 12'5 (4.75m x 3.78m)



(at widest points) Feature fire-place with wooden surround housing coal effect gas fire.  
Under-stairs storage.



## Shaker Kitchen/Dining 20'8 x 13'8 (6.30m x 4.17m)



(at widest point) Full range of high and low level units, Granite work surfaces, single drainer stainless steel sink unit with mixer taps, Built in hob and under oven, Stainless steel overhead extractor fan. Plumbed for dishwasher, Part tiled walls. Tiled flooring.



## Utility Room



Full range of high and low level units, Granite work tops, single drainer sink unit with mixer taps, Plumbed for washing machine, Tiled flooring. Access to Integral garage.

## First Floor



## Master Bedroom 14'0 x 12'0 (4.27m x 3.66m)



## En-Suite



Comprising Walk in shower cubicle, wash hand basin, low flush w.c Tiled flooring. Spot-lights.

## Bedroom Two 12'0 x 11'11 (3.66m x 3.63m)



## Bedroom Three 12'6 x 12'1 (3.81m x 3.68m)



### Bedroom Four 11'11 x 9'2 (3.63m x 2.79m)



(at widest points)

### White Bathroom Suite



White bathroom suite comprising panelled bath with mixer taps. pedestal wash hand basin with mixer taps, low flush w,c Corner shower cubicle, wall mounted shower. Tiled flooring.

### Landing

Hot-press. Access to roof-space via fold down ladder.

### Front Garden

Garden laid in lawn. Driveway with ample parking.

### Integral Garage 18'8 x 10'5 (5.69m x 3.18m)

Roller door. Light and power.



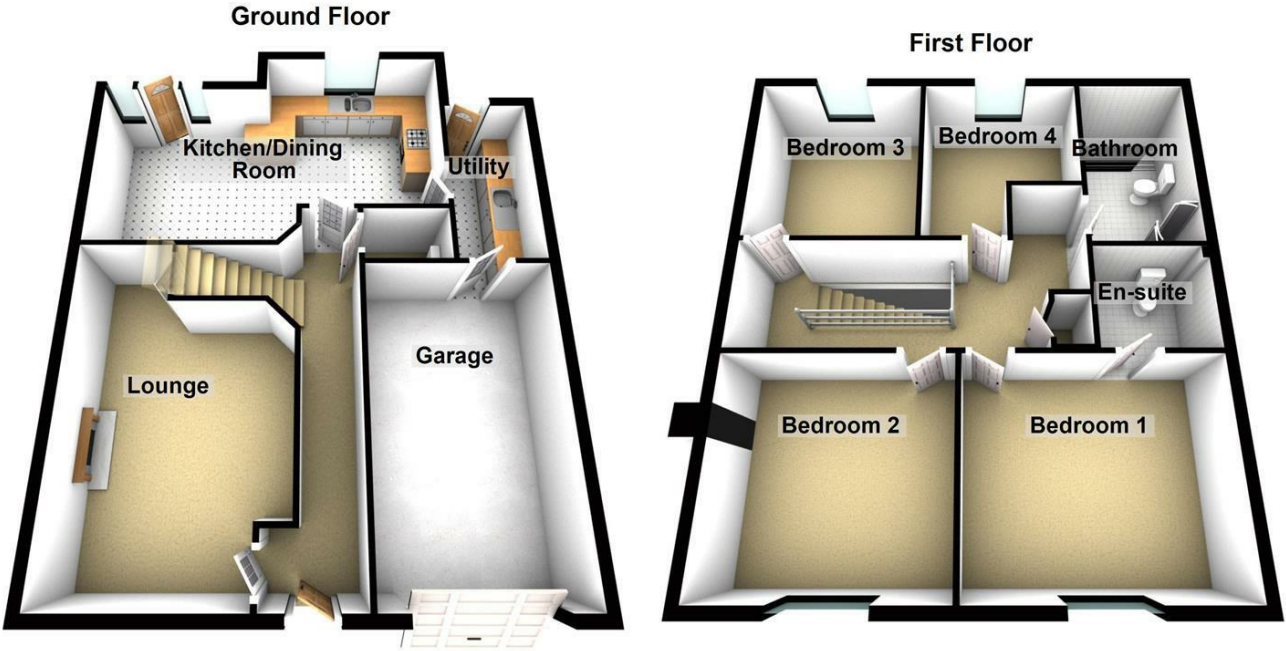
## Outside Rear



Enclosed rear garden laid in lawn. Bordered by timber fencing. (oil tank).

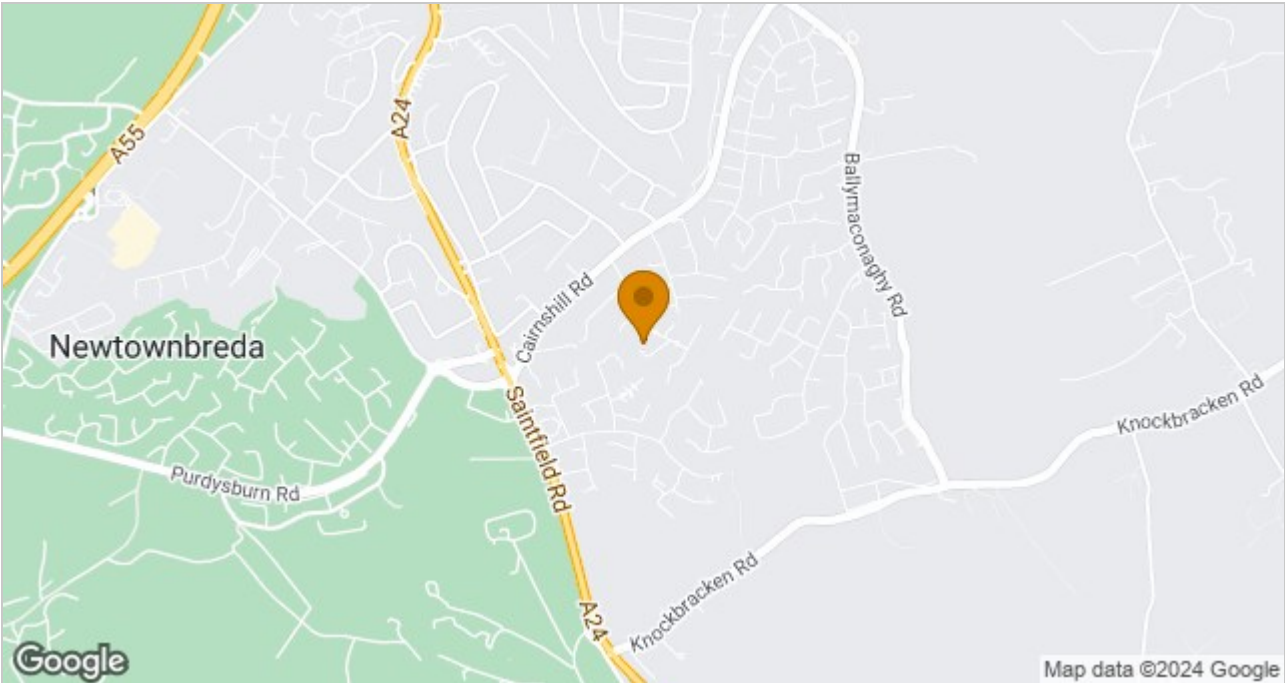


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

Area Map



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