



26 Carnbrae Avenue, Newton Park, Four Winds, Belfast, BT8 6NH

Asking Price £219,950

Situated off Newton Park in the Four Winds, this home offers convenience to the local shops and transport links, as well as being only a short drive to Forestside Shopping Centre and the Ormeau Road with its array of cafes and entertainment facilities.

The house itself comprises lounge with double doors to dining room and fitted kitchen on the ground floor with three bedrooms and bathroom suite on the first floor.

The property also benefits from a gas heating system, double glazing, driveway with ample parking and rear garden laid in lawn.

Although in need of some modernisation, this property offers superb potential for those hoping to buy a property that allows them to add their own finish.

- Semi Detached Home
- Two Reception Rooms
- Bathroom Suite First Floor
- Double Glazing
- Detached Garage
- Three Bedrooms
- Fitted Kitchen
- Gas Heating
- Driveway With Ample Parking
- Enclosed Rear Gardens and Patio Area

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (32-40) A | | |
| (41-45) B | | |
| (46-50) C | | |
| (51-55) D | | |
| (56-60) E | | |
| (61-65) F | | |
| (66-70) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland EU Directive 2002/91/EC | | |

Porch 2'1" x 6'11" (0.64m x 2.12m)

Sliding door, to entrance porch. Glass panelled inner door to hallway.

Entrance Hall 13'8" x 6'11" (4.17m x 2.12m)



Storage under stairs.

Lounge 13'0" x 11'5" (3.96m x 3.48m)



Double doors providing access to dining room.

Dining Room 12'5" x 6'7" (3.78m x 2.00m)



Pvc sliding door providing access to rear patio and garden.

Fitted Kitchen 15'1" x 7'9" (4.60m x 2.36m)



Range of high and low level built-in units, formica work surfaces, built-in 4 ring gas hob and under oven, stainless steel over head extractor fan, stainless steel sink unit with mixer taps, part tiled walls.

Access to rear patio and garden.

Landing

Large gable window.

Bedroom One 11'7" x 11'1" (3.52m x 3.38m)



Built-in robe.

Bedroom Two 13'0" x 11'1" (3.96m x 3.38m)



Built-in robe.



Bedroom 3 8'1" x 8'0" (2.46m x 2.44m)



Built-in robe.

Bathroom Suite 9'0" x 7'10" (2.74m x 2.39m)



Comprising panelled bath with mixer taps and telephone hand shower, shower unit above, wash hand basin with storage below, low flush, tiled walls.
Hot press.

Outside Front

Front garden area with a range of plants and shrubs.
Driveway with ample parking leading to detached garage.

Detached Garage 19'6 x 10'7 (5.94m x 3.23m)

Up and over door.

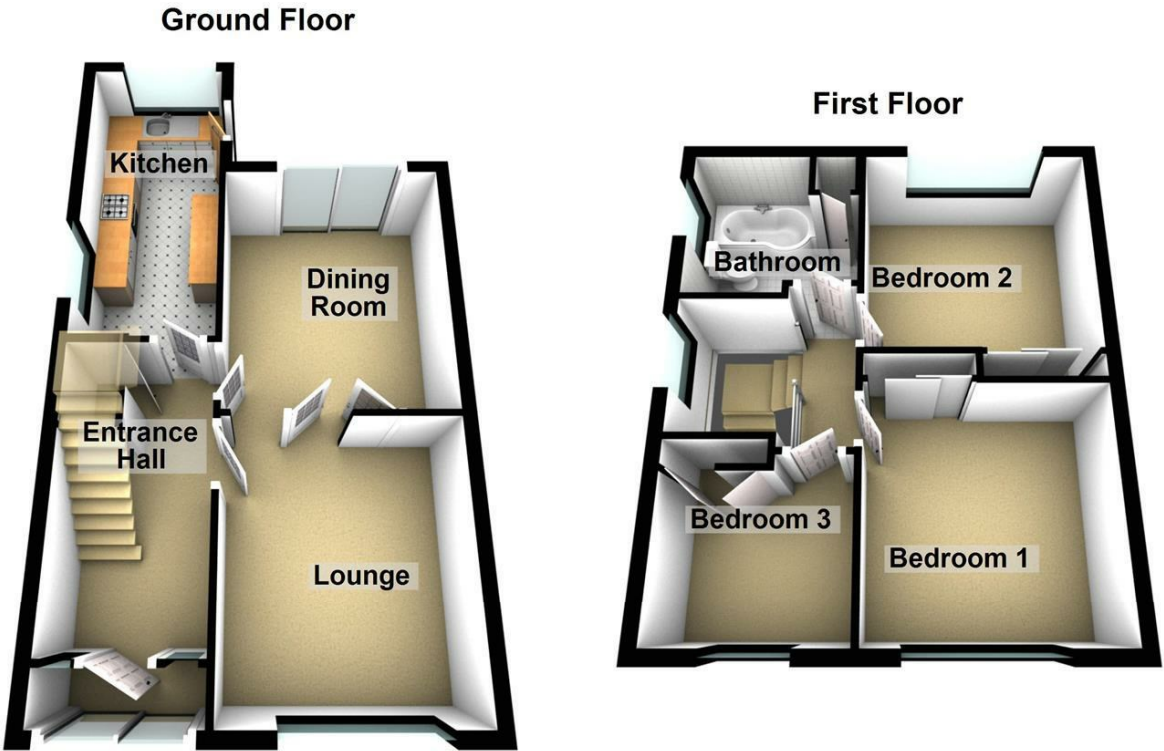
Outside Rear



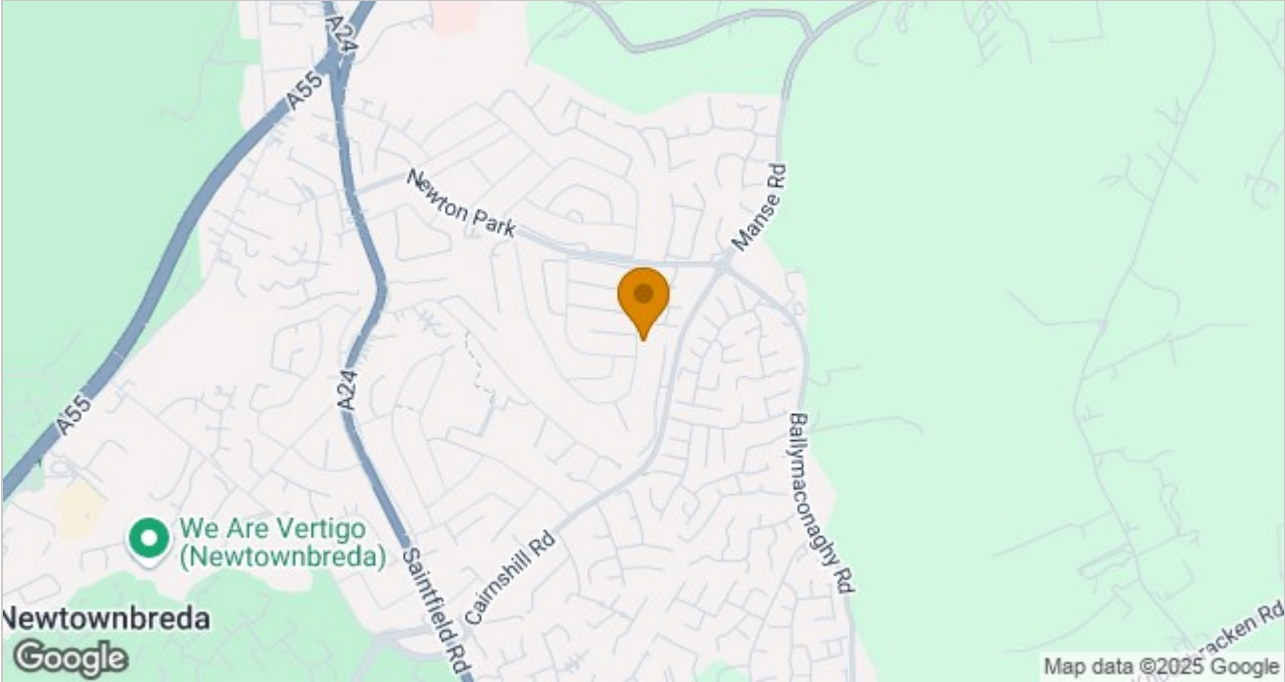
Patio that leads down to garden laid in lawn, with a further garden area at very bottom with a wooden storage shed.



Floor Plan



Area Map



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

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986
CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000
DOWNPATRICK
028 4461 4101
FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929
NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Forestsides Estates Ltd; Trading under licence as Ulster Property Sales (Forestsides) Reg. No. NI051121; Registered Office: 9 Upper Crescent, Belfast BT7 1NT ©Ulster Property Sales is a Registered Trademark