



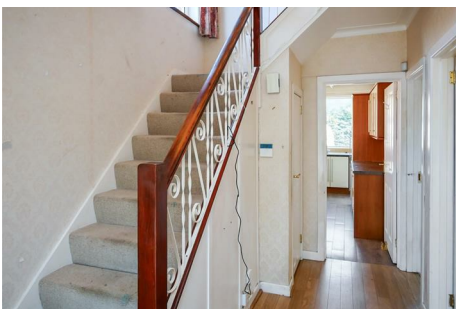
ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 26 CARNBRAE AVENUE

Newton Park, Four  
Winds Belfast BT8 6NH

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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

**Asking Price £219,950**

# 26 Carnbrae Avenue

Newton Park, Four Winds, Belfast, BT8 6NH



## 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

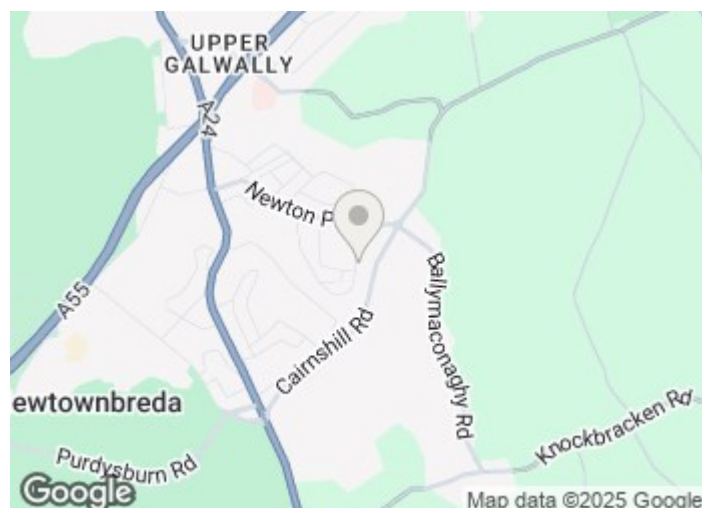
Front garden area with a range of plants and shrubs.  
Driveway with ample parking leading to detached garage.

## 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.



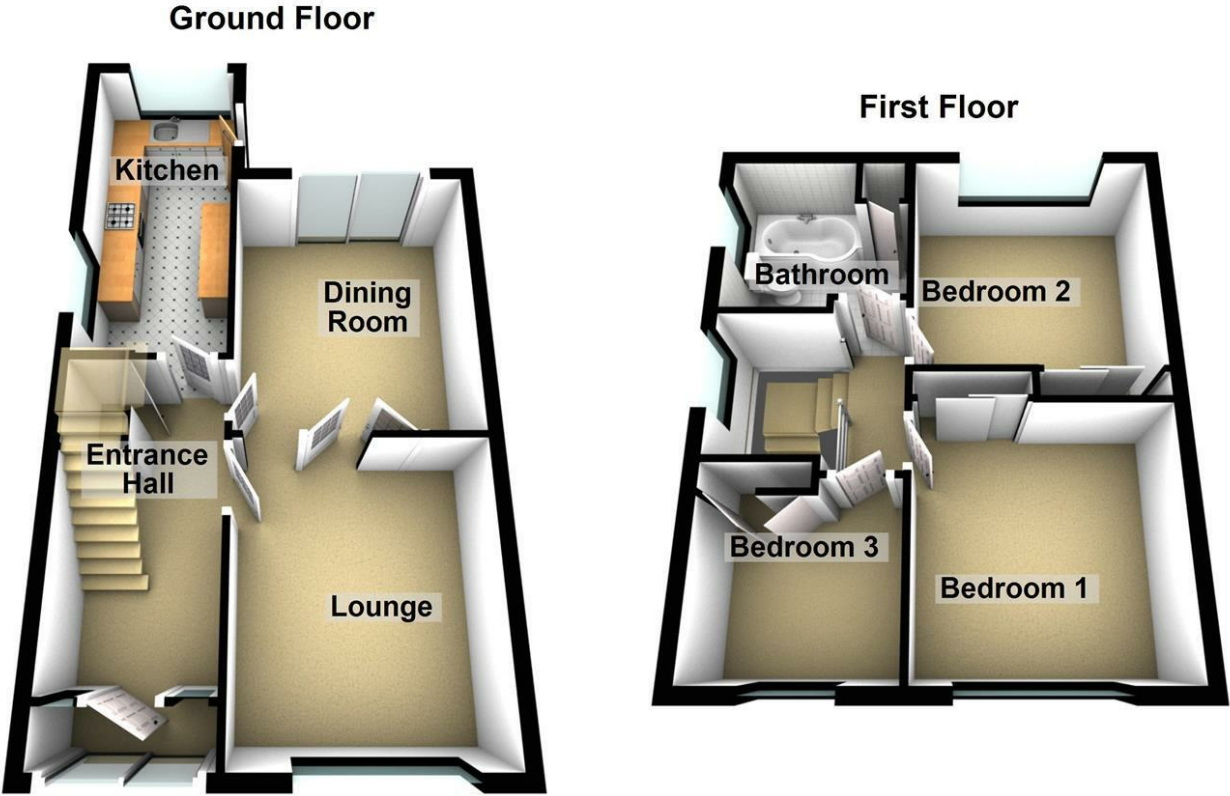
## Directions







Floor Plan



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-10) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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