



42 Cairnshill Park, Saintfield Road, Saintfield road, Belfast, BT8 6RG

Asking Price £199,950

Cairnshill Park is conveniently positioned just between the Cairnshill & Saintfield road in South East Belfast. Renowned for its excellent selection of schools, shops, parks and transport links, you can be sure that all your daily needs can be found within walking distance of your front door.

The property itself is a beautiful semi-detached home comprising of three good sized bedrooms, through lounge / dining room, fitted kitchen, timber framed conservatory and white bathroom suite on the first floor. The property also benefits from gas fired central heating, an enclosed rear garden, detached garage and driveway with ample off street parking.

With its generous accommodation and convenient location, this is the perfect purchase for any young family or first time buyers looking to step onto the property ladder. As demand continues to outweigh supply, we don't anticipate this one sitting around for long so recommend arranging a viewing at your earliest convenience.

- Beautiful Semi-Detached Home
- Through Lounge / Dining Room
- White Bathroom Suite
- Gas Heating (New Boiler Installed 2024)
- Large Driveway with Ample Off Street Parking
- Three Bedrooms
- Fitted Kitchen
- Timber Framed Conservatory
- Enclosed Rear Garden with Detached Garage
- Excellent Location close to schools, shops and transport links

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		70	75
EU Directive 2002/91/EC			

Entrance Hall 13'6" x 7'0" (4.12m x 2.14m)



Glazed upvc front door and side panel opens onto spacious entrance hall with laminate flooring. Access to under stair storage.

Lounge / Dining Room 23'1" x 11'4" (7.05m x 3.46m)



Spacious through lounge / dining room with laminate flooring. Open fire with wooden mantle piece and stone hearth and inset.



Fitted Kitchen 11'9" x 7'8" (3.60m x 2.36m)



Fitted kitchen with a selection of upper and lower level units complete with formica worktops and integrated electric oven with gas hob. Plumbed for washing machine. Part tiled walls and wooden effect vinyl flooring.

Conservatory 8'10" x 8'8" (2.71m x 2.65m)



Timber framed conservatory with tiled flooring and built-in storage.

First Floor



Access to partially floored roof space for storage.

Bedroom 1 11'4" x 10'5" (3.47m x 3.18m)



Double bedroom with built-in bedroom furniture and laminate flooring.

Bedroom 2 11'2" x 9'9" (3.41m x 2.99m)



Double bedroom with laminate flooring.

Bedroom 3 8'7" x 6'10" (2.63m x 2.10m)



Laminate flooring.

White Bathroom Suite 7'9" x 6'3" (2.37m x 1.92m)



White bathroom suite comprising of panelled bath with overhanging shower attachment, pedestal wash hand basin and low flush w.c. Fully tiled walls and tiled flooring. Access to built-in storage housing gas boiler.

Property Front



Large tarmac driveway to the front with ample off street parking

Detached Garage 20'4" x 8'11" (6.21m x 2.72m)

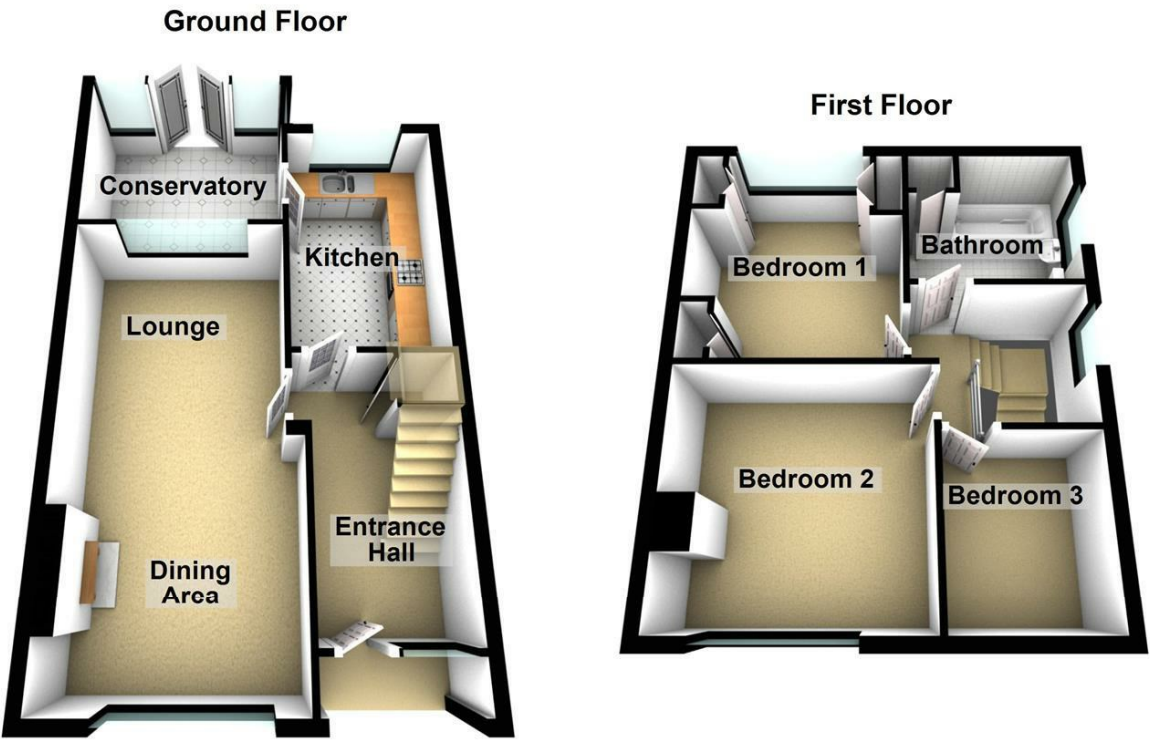
Detached garage with up and over garage door, power and lighting.

Enclosed Rear Garden

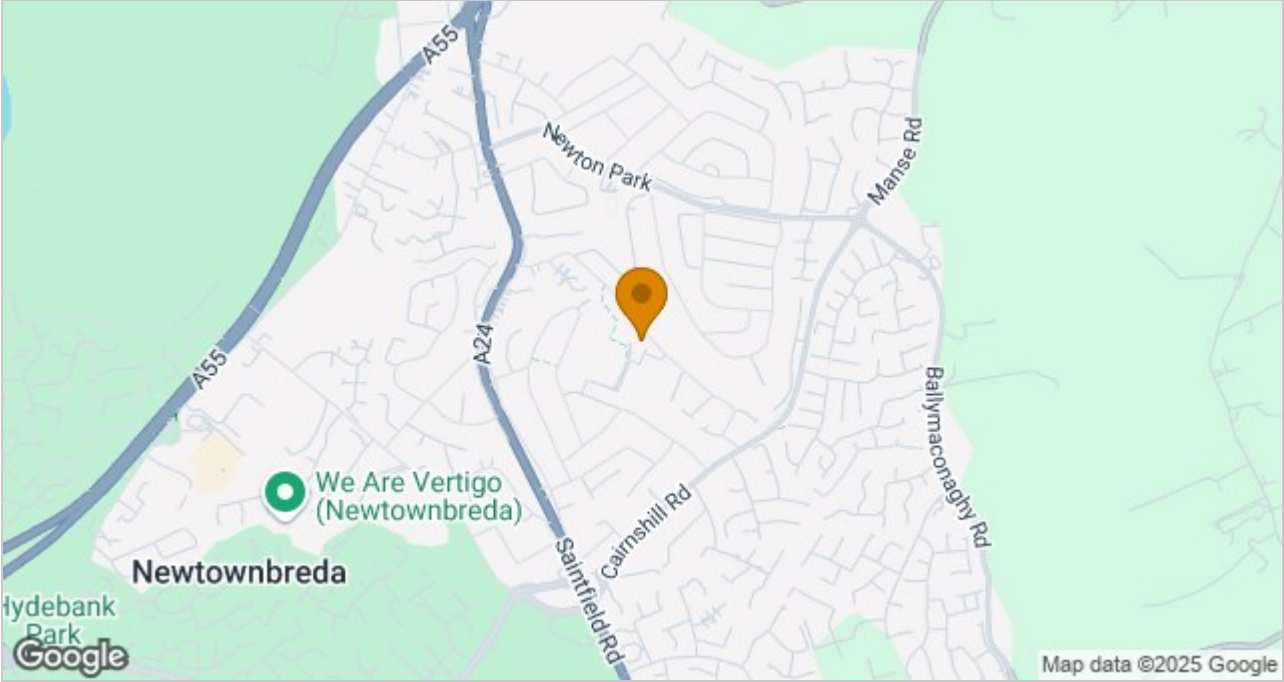


Enclosed rear garden with laid lawn bordered by timber fencing and mature hedges.

Floor Plan



Area Map



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