

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**4A CAIRNBURN CRESCENT, BELFAST, BT4 2HU**

**OFFERS AROUND £359,950**



An excellent detached home benefiting from a double storey extension to the rear, and offering superb family accommodation. The much sought after area of Cairnburn, just off Old Hollywood Road, is a mature residential location close to many schools, Belmont Park and CIYMS Sports Complex.

The accommodation comprises of a good size lounge with attractive fireplace, dining room with bay window and attractive L-shaped kitchen with an extensive range of solid wood units, granite worktop, range of integrated units and ceramic tile flooring open to living space and double doors to garden. Furthermore, the ground floor includes a separate utility with range of units, ceramic tile flooring and toilet suite.

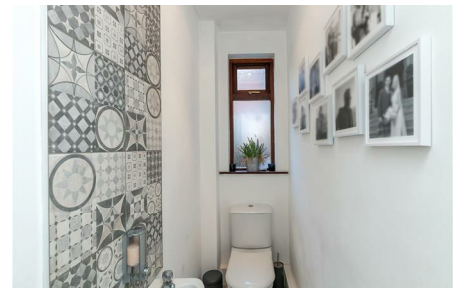
The first floor offers five well proportioned bedrooms, two to include wood laminate flooring and the master bedroom to include an ensuite shower room with partly tiled walls and ceramic tile flooring. Bathroom with white suite comprises of bath and separate walk-in shower cubicle with partly tiled walls and ceramic tile flooring. Additionally, the property benefits from gas fired central heating, double glazed windows in a hardwood frame, front garden with lawn, tarmac driveway leading to an attached garage, and enclosed paved garden to rear.

Ideal family home in a convenient location with many attractive detached homes, Cairnburn appeals to families wanting to be close to schools, bus routes, and with it's easy access to arterial routes to Belfast City Centre and beyond, this property offers generous family accommodation in a great location!



## Key Features

- An Excellent Extended Double Storey Detached Family Home
- Two Generous Reception Rooms Including Lounge with Attractive Fireplace
- Ground Floor Toilet Suite and First Floor Bathroom with Separate Bath and Shower
- Front Garden in Lawn, Patio Garden to Rear and Attached Garage
- Five Well Proportioned Bedrooms and Master Ensuite Shower Room
- Extensive Solid Wood Kitchen with Integrated Appliances and Spacious Dining Area
- Gas Fired Central Heating and Hardwood Double Glazed Windows
- Mature Residential Location with Belmont Park and Schools Nearby



### Accommodation

#### Comprises:

##### Entrance Hall

Solid wooden floor. Cloaks space under stairs.

##### Lounge

15'7 x 10'8

Attractive fireplace with carved wood surround and tiled hearth.

##### Dining Room

12'7 x 11'9 into bay window

##### Kitchen/Dining

22'4 x 16'7 @ widest point

Extensive range of high and low level solid wood units, granite work surface with drainer, inset 1 1/4 bowl sink unit with mixer tap, built in split level double oven, 5 ring gas hob, stainless steel splashback and extractor hood, built in microwave, recessed spotlights, ceramic tiled floor and double doors.

##### Utility

10'6 x 10'2

Range of high and low level units, wood effect work surface, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, ceramic hob with integrated extractor hood, built in wine rack, housing for freezer, plumbed for washing machine, space for dryer, partly tiled walls, ceramic tiled floor, recessed spotlights.

### Ground Floor WC

Modern white suite comprising of pedestal wash hand basin, tiled splashback, low flush wc, ceramic tiled floor, recessed spotlights.

### First Floor

#### Landing

Recessed spotlights.

#### Bedroom 1

15'6 x 10'7

#### En-suite

White suite comprising of built in shower cubicle, built in shower, folding shower door, tiled wall, vanity unit with mixer tap, low flush wc, extractor fan, ceramic tiled floor, recessed spotlights.

#### Bedroom 2

12'1 x 10'8 into bay

#### Bedroom 3

8'4 x 7'5

#### Bedroom 4

9'3 x 9'2

Wood laminate floor

#### Bedroom 5

13'1 x 9'6

Wood laminate floor

### Bathroom

White suite comprising panelled bath with mixer tap telephone handle shower, shower cubicle, built in shower, sliding shower doors, vanity unit with mixer tap, low flush wc, partly tiled walls, ceramic tiled floor, recessed spotlights, feature radiator, linen cupboard.

### Outside

Front garden laid in lawn with raised paved area. Tarmac driveway. Enclosed rear paved area.

### Attached garage

18'4 x 8'2

Light and power and gas fired boiler.

### Additional Information

New gas boiler installed in 2024 with 10 year guarantee.













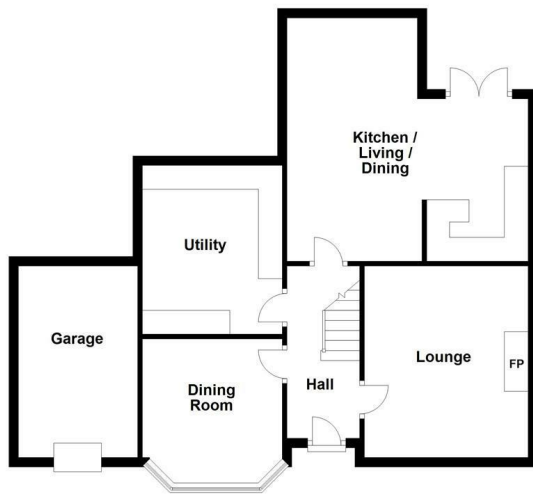




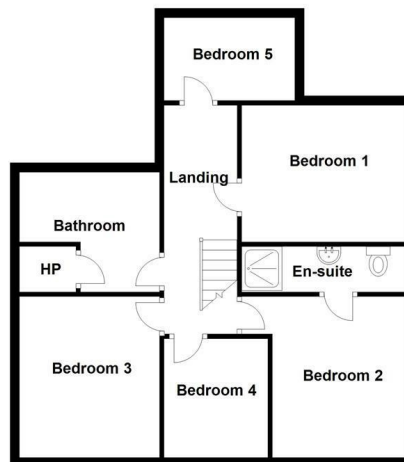




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

4a Cairnburn Crescent, Belfast

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		EU Directive 2002/91/EC

Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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