



## 5 Cairnshill Park

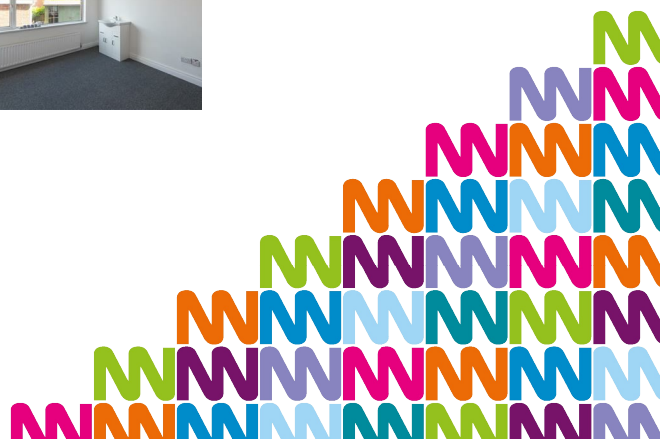
Belfast  
BT8 6RG

£1,875 Per Month

- Spacious Detached Bungalow with adjoining garage
- Recently refurbished throughout
- Three ground floor Bedrooms plus (Master on first floor with en-suite)
- Modern Kitchen with integrated appliances
- Deluxe family bathroom on Ground Floor
- Bright Spacious Living room with Log Burner
- Oil Fired Central Heating
- Enclosed Mature Rear Garden
- Unfurnished
- EPC E45



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	45	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



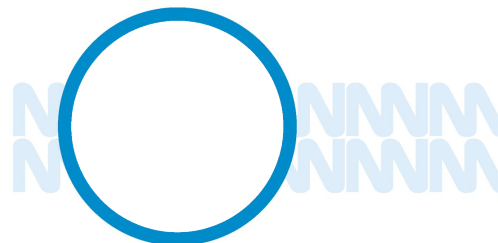


We are pleased to present 5 Cairnshill Park, a charming bungalow located in the desirable area just off Cairnshill Road Belfast. This recently refurbished property offers a perfect blend of modern living and comfort.

This bungalow boasts four well-proportioned bedrooms, master bedroom benefits from an ensuite shower room. Ground floor deluxe bathroom, spacious modern living room with log burner and modern shaker style kitchen with integrated appliances.

Externally there are mature gardens to front and rear, with adjoining garage and off street parking, close to local amenities and within walking distance to Cairnshill Primary School.

For those interested in making this beautiful property their new home, all applications should be directed to our Carryduff branch ([carryduff@quinnestateagents.com](mailto:carryduff@quinnestateagents.com)).



For any enquiry relating to this property, please contact

**Rachel Martin**

[rachel@quinnestateagents.com](mailto:rachel@quinnestateagents.com)

#### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

#### Downpatrick Branch

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

#### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

#### General Enquiries

[carryduff@quinnestateagents.com](mailto:carryduff@quinnestateagents.com)

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

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Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)