



This impressive detached family home is set on an excellent site offering gardens to both front and rear. Ideally situated for those seeking convenient access to the city centre, a variety of local schools and a selection of nearby shopping complexes, this property is perfect for modern family living.

The property has been well maintained throughout and offers spacious living room, separate family room, cozy kitchen with casual dining area and conservatory. The ground floor also features a shower room and study. Upstairs you will find three double bedrooms and bathroom with white suite. Additional benefits include double glazed windows, Phoenix gas central heating, garage and exceptional garden space to front and rear.

This is an outstanding opportunity and we highly recommend scheduling a viewing to experience everything this property has to offer.

Offers Over  
£375,000

31 Cairnshill Road,  
Belfast,  
BT8 6GG

---

Viewing by  
appointment  
through agent  
028 9066 3030



- Detached family home with Rosemary tiled roof on excellent site in prime location
- Living room with Art Deco surround fireplace
- Family room
- Modern fully fitted kitchen with casual dining area
- Conservatory with outlook across garden
- Study / Cloakroom
- 3 double bedrooms with elevated views to Mourne mountains
- Bathroom with white suite
- Well maintained throughout with original character
- Delightful south facing rear garden with excellent degree of privacy
- Front driveway with ample parking leading to garage
- Phoenix gas central heating / uPVC double glazed windows
- Positioned off the Saintfield Road within close proximity to the Outer Ring
- Convenient location offering ease of access for the city commuter via the main arterial routes
- Close to excellent schools, parks, Belfast City Airport & Forestside shopping centre
- No onward chain

The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Front door with glazed inset to . . .

RECEPTION HALL: Semi solid wooden floor.



LIVING ROOM: 18' 1" x 11' 9" (5.51m x 3.58m) (into bay window). Art Deco surround fireplace with tiled inset and hearth, dual aspect windows with mature outlook, cornice ceiling.



Telephone 028 9066 3030

[www.templetonrobinson.com](http://www.templetonrobinson.com)

FAMILY ROOM: 14' 3" x 11' 9" (4.34m x 3.58m) Cornice ceiling, mature outlook to rear garden.



KITCHEN: 11' 8" x 10' 2" (3.56m x 3.1m) Range of high and low level units, laminate work surfaces, part tiled walls, integrated four ring ceramic hob, stainless steel single drainer sink unit with mixer tap, built-in high level double oven, integrated dishwasher, casual dining area, tongue and groove ceiling, low voltage spotlights.



STUDY/CLOAKROOM: 6' 7" x 6' 1" (2.01m x 1.85m) Feature stained glass window.

INNER HALLWAY: Service door to garage.

SHOWER ROOM: White suite comprising low flush wc, floating wash hand basin with chrome mixer tap, built-in shower cubicle with shower unit, fully tiled walls, ceramic tiled floor, extractor fan.

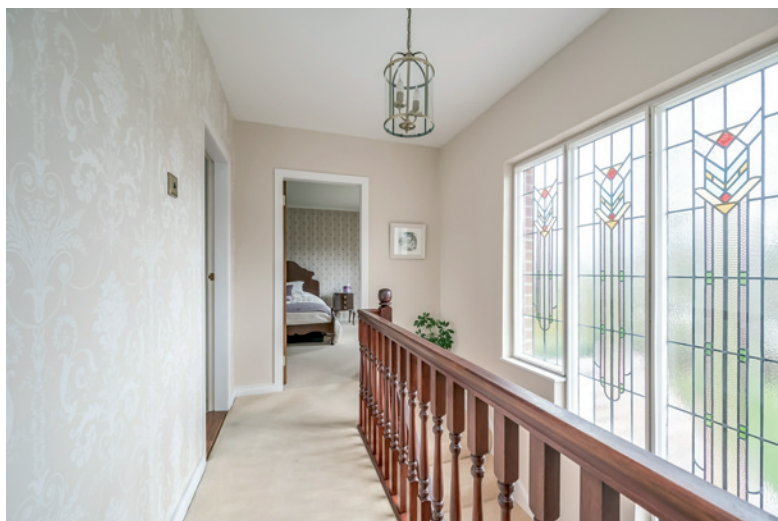


CONSERVATORY: 11' 7" x 9' 9" (3.53m x 2.97m) Ceramic tiled floor, uPVC double glazed French doors to rear garden with beautiful mature outlook.



First Floor

LANDING: Access to roofspace, hotpress, built-in shelving.



PRINCIPAL BEDROOM: 17' 8" x 11' 9" (5.38m x 3.58m) (into bay window), Cornice ceiling.



BEDROOM (2): 13' 9" x 11' 9" (4.19m x 3.58m) Twin built-in wardrobes, beautiful views across to Mourne mountains, outlook to rear garden.



BEDROOM (3): 11' 9" x 8' 9" (3.58m x 2.67m) Views to Mourne mountains, outlook to rear garden, cornice ceiling.



BATHROOM: White suite comprising pedestal wash hand basin with chrome mixer tap, panelled bath, chrome heated towel rail.

SEPARATE WC: Low flush wc, part tiled walls, feature stained glass window.



Outside

Large front garden laid in lawns with flower beds, shrubs and mature trees including Cherry Blossom. Driveway with ample parking leading to . . .

GARAGE: 18' 8" x 9' 9" (5.69m x 2.97m) Up and over door, built-in Worcester gas boiler, plumbed for washing machine, light and power.

Enclosed south facing rear garden laid in lawns with flower beds, shrubs, excellent degree of privacy. Extensive paved patio area ideal for barbecuing and outdoor entertaining, views to Mourne mountains.





Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

## Location:

Coming up the Saintfield Road towards Carryduff, turn left onto Cairnshill Road and number 31 is located on the right hand side.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

## Energy Rating

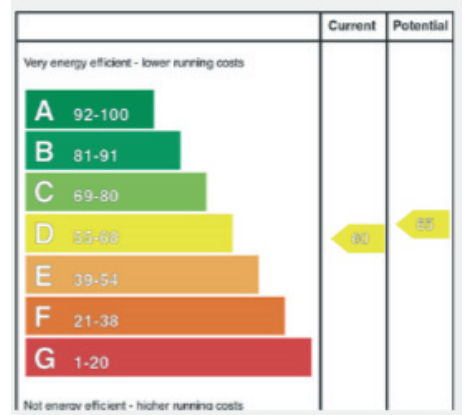
Epc Type: Domestic

Current: D60

Potential: D65

EPC Landmark Code: 0074-0218-9605-5809-5000

[Epc Certificate](#)



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.