



13 Cairnburn Drive, Belfast, BT4 2HW

Offers Over £469,950

- Handsome extended detached family home in a quiet residential location
- Bright open plan modern kitchen/dining area
- Refurbished bathroom with white suite
- Double glazing in uPVC frames
- Attached garage
- Three spacious reception rooms with feature granite inset fireplaces
- Four bedrooms (one with ensuite shower room)
- Gas fired central heating
- Off road parking
- Solar panels incl. storage batteries

13 Cairnburn Drive, BT4 2HW

We have pleasure in offering for sale this handsome detached family home which has been sympathetically extended by the current owners to provide superb modern family accommodation.

The property benefits from a host of features and extras which may only be fully appreciated by internal inspection.

Conveniently located in one of East Belfast's most sought after locations, this beautifully presented property offers spacious, contemporary living in a very quiet residential area. The property is within walking distance to Belmont Park, Stormont Estate and is conveniently close to local primary and secondary schools as well as Holywood, Knock and Shandon Park Golf Clubs, CIYMS sports club, public transport and other amenities. We believe the property will appeal to a variety of purchasers, especially to a growing family.

This is a home we can recommend with utmost confidence. Early viewing is advised.



Council Tax Band:



ENCLOSED RECEPTION PORCH

Heather brown tiled floor.

RECEPTION HALL

Karndean flooring. Under stair storage.

CLOAKROOM

Low flush WC. Wash hand basin. Extractor fan.

LOUNGE

15'9" x 10'9"

Feature marble open fireplace with tiled granite inset and hearth. Cornicing. Feature wall lights. Bi-fold doors to living room.

FAMILY ROOM

11'11" x 10'9"

Cornicing. Mirrored alcove and cupboard.

KITCHEN/DINING AREA

17'8" x 17'5"

At widest points. 10' 9" x 10' 8" (3.28m x 3.25m) at narrow points: Range of built in high and low level units. Round edge work surfaces. Breakfast bar. Integrated wine rack. Single drainer Franke stainless steel sink unit with mixer tap. Integrated dishwasher and fridge freezer. Plumbed for automatic washing machine. Stainless steel extractor fan. Custom fitted glass splash back. Concealed lighting. Downlighters and feature pendant lights. Roof lantern. Karndean flooring. Open plan to:

LIVING ROOM

18'9" x 10'1"

Feature gas fireplace with black granite inset and hearth. Cornicing. Downlighters. French doors to rear garden. Bi fold doors to lounge.

FIRST FLOOR

LANDING

Linen cupboard housing gas fired combi boiler with remote access controls.

BEDROOM (1)

13'0" x 10'1"

Range of walk in wardrobes with mirrored doors. Polished oak wood flooring.

ENSUITE SHOWER ROOM

Shower unit with electric shower. Low flush WC. Pedestal wash hand basin. Wall mirror. Extractor fan. Wall tiling. Ceramic tiled flooring.

BEDROOM (2)

13'2" x 11'0"

Polished wood flooring.

BEDROOM (3)

10'9" x 10'8"

Polished wood flooring.

BEDROOM (4)

8'6" x 7'8"

BATHROOM

White suite. Panelled bath with overhead shower. Vanity unit. PVC wall panelling. PVC ceiling. Wall mirror. Downlighters. Ceramic tiled flooring. Access to floored roof space with overhead lighting.

OUTSIDE

Front garden laid in lawn with Bitmac 2-car driveway with variety of plants, trees and shrubs.

Rear garden laid in lawn with paving and variety of plants, trees and shrubs. Separate patio area.

Outside lights front and rear. Water tap to rear.

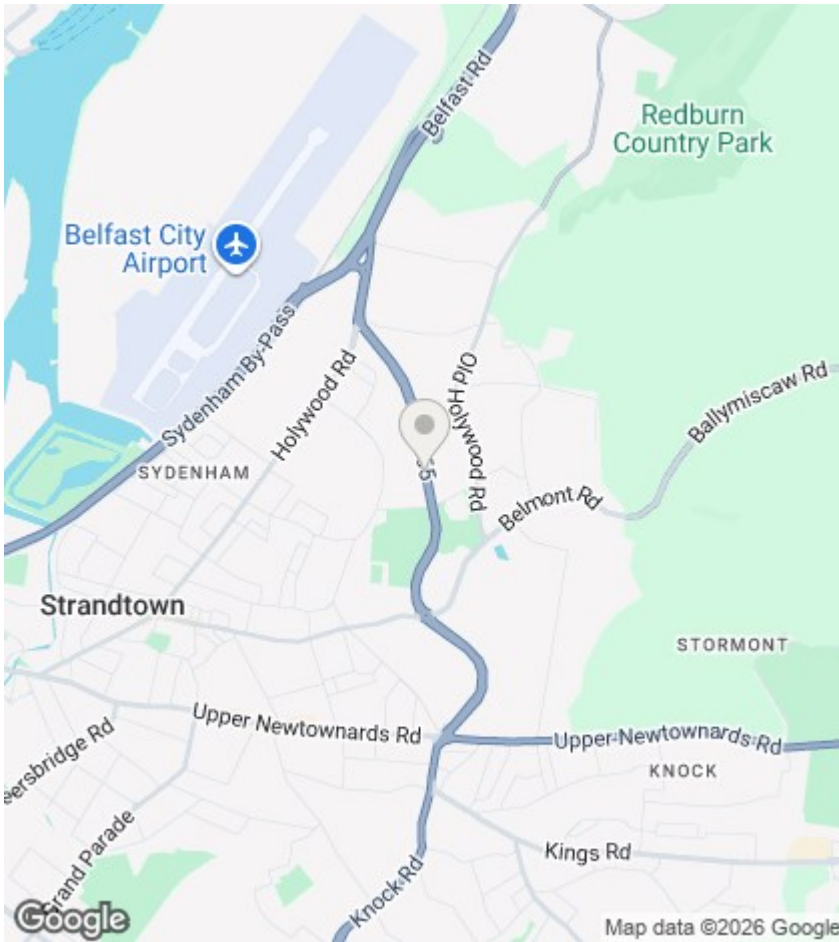
Solar roof panels.

ATTACHED GARAGE

18'0" x 9'2"

Up and over door. Light and power. Controls for solar panels incl. 10kw storage batteries. Wired for EV charger.

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	83
(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	

