



## 2 Rossdale Road, Cairnshill Road Four Winds, Belfast, BT8 6TG

**Asking Price £239,950**

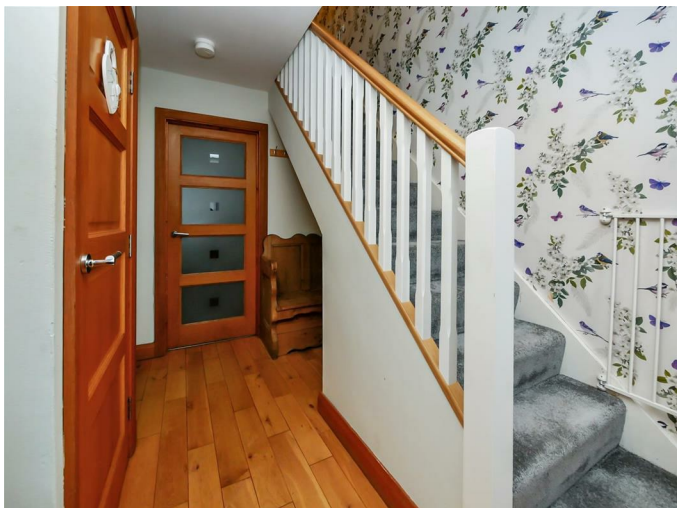
Located within a popular and convenient position, just off the Cairnshill Road in the Four Winds, this exceptionally well maintained and extended semi detached home has been lovingly cared for and maintained by its present owners, leaving the next potential buyers very little to do but move into. This area is renowned for its convenience to leading schools, local shops, Forestside, and the large Tesco store, as well as providing an excellent platform to Belfast City centre, via main arterial routes and the Cairnshill Park and ride. This home enjoys three bright, well proportioned bedrooms, one reception room and to the rear has been extended with a modern fitted kitchen / living / dining area, the hub of the home, with a deluxe 1st floor family bathroom and a very handy ground floor w.c completing the accommodation. The windows are double glazed and the heating is gas central heating with a new boiler installed within the last year. Outside it is situated on a generous site, with a tarmac driveway providing ample off street parking. The gardens are well maintained and enjoy good areas to the front laid in lawn and enclosed rear with lawn, decking and patio areas. A fantastic home with all the hard work already done, an immediate viewing would be highly recommended!

- 3 well proportioned bedrooms
- Extended kitchen/dining /living
- Deluxe white bathroom suite
- Double glazed windows
- Well maintained throughout
- Spacious lounge
- Ground floor w.c
- Gas central heating
- Ample off street parking
- Extended semi detached home

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		70	75
(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

**The accommodation comprises**  
Pvc double glazed front door leading to  
**Entrance hall**



Wood flooring, under stairs cloaks, built in robe.

**Lounge 13'8" x 13'8" (4.17 x 4.17)**



Into bay window with feature storage.  
Wood flooring. Marble fireplace with raised hearth housing gas fire.

**Extended kitchen / living / dining**



**Luxury Kitchen 18'8" x 9'2" (5.69 x 2.79)**



Full range of high and low level built in units, single drainer sink unit with mixer taps, work surfaces, 5 ring gas hob, double oven, extractor canopy, integrated dishwasher, plumbed for washing machine, under unit lighting, recessed spotlights, laminate flooring. Open to extended living / dining room.



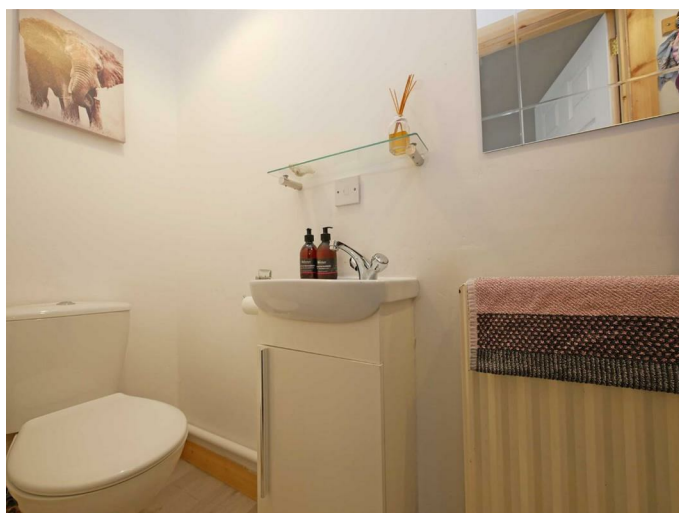
**Extended Living / dining room 18'8" x 10'5"**  
**(5.69 x 3.18)**



3 x roof windows, laminate flooring, double glazed French doors providing access to rear gardens.



**Ground floor w.c 8'8" x 2'9"**  
**(2.64 x 0.84)**



Comprising low flush w.c, wash hand basin with storage below.

**1st floor**

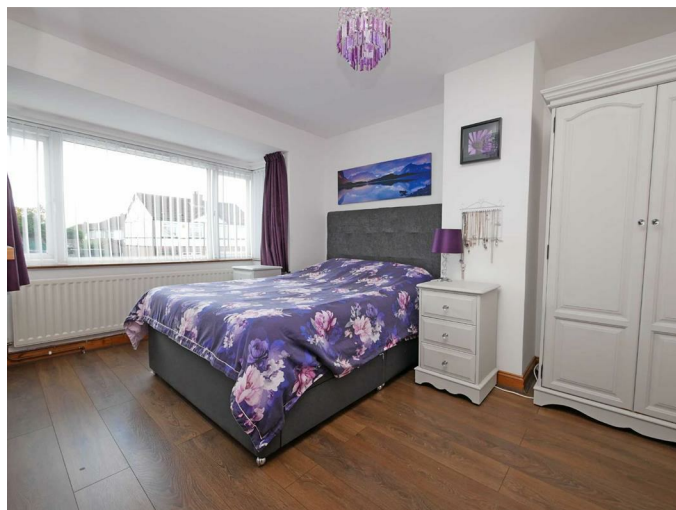
Landing, storage housing gas boiler, roof space access.

**Bedroom 1 12'9" x 9'9"**  
**(3.89 x 2.97)**



This photo of this room is historical. Carpet now in the room.

**Bedroom 2 14'4" x 10'4"**  
**(4.37 x 3.15)**



This photo of this room is historical. Carpet now in the room.

### Bedroom 3 8'8" x 8'1" (2.64 x 2.46)



Double built in robe. Laminate floor.  
This photo of this room is historical.

### Bathroom 8'1" x 6'2" (2.46 x 1.88)



Deluxe white suite comprising panelled bath, mixer taps, thermostatically controlled shower above bath. Low flush w.c, wash hand basin with storage below, part tiled walls, recessed spotlights, extractor fan, chrome towel radiator, tile effect laminate flooring.



### Outside



Tarmac driveway to the front with good off street parking.

### Front gardens

Gardens to the front laid in lawn.

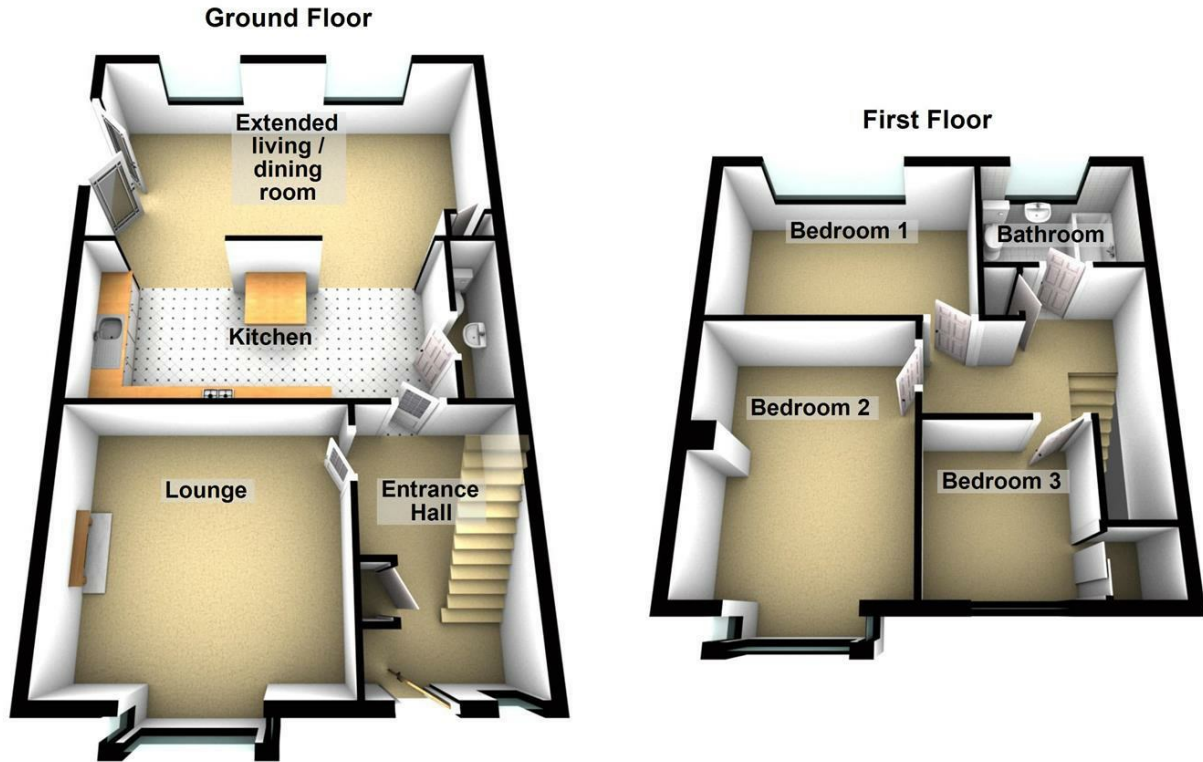
### Enclosed rear gardens

Gardens to the rear laid in lawn with additional decking and flagged patio areas, raised flower beds, outside light and tap, garden shed.



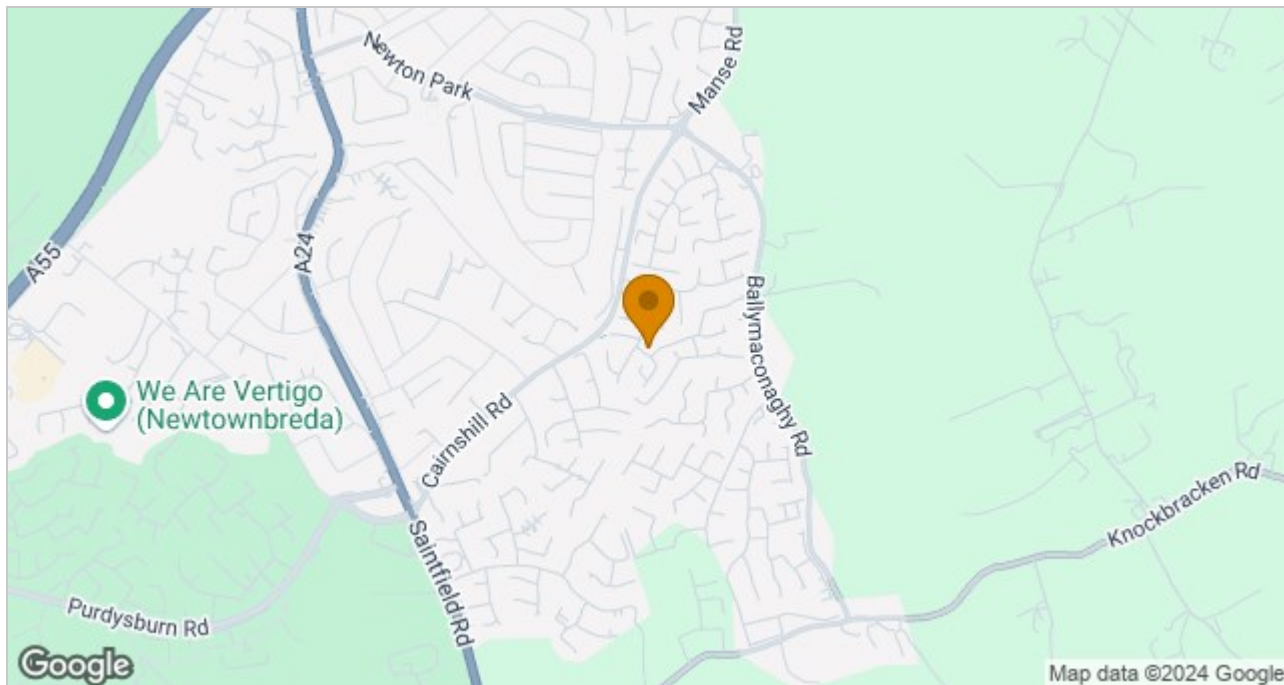


## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

**ANDERSONSTOWN**  
028 9060 5200

**BALLYHACKAMORE**  
028 9047 1515

**BALLYNAHINCH**  
028 9756 1155

**BANGOR**  
028 9127 1185

**CARRICKFERGUS**  
028 9336 5986

**CAVEHILL**  
028 9072 9270

**DONAGHADEE**  
028 9188 8000

**DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295

**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)  
©Ulster Property Sales is a Registered Trademark