

## 45 Cairnsmore Avenue , Dundonald, BT16 2SE

A charming, straight forward but nicely maintained terraced home on a lovely elevated site with 180 degree views. An ideal first home or buy to let investment. The property follows a traditional layout with lounge and kitchen/diner on the ground floor and 3 bedrooms plus a bathroom on the first floor. The bathroom has recently been completely modernised to a high standard with fully tiled walls and floor and modern white suite. The rest of the property is neat and tidy and lovingly cared for. It benefits from uPVC double glazing & fascia and oil fired central heating. On street parking is readily available to front or rear whilst the property benefits from private gardens front & rear in low maintenance finishes. Viewing recommended.

**Offers Around £129,950**

# 45 Cairnsmore Avenue

, Dundonald, BT16 2SE



- Very nicely presented terraced home
- Lounge
- uPVC double glazing & fascia
- Ideal first home or buy to let investment
- Elevated site with lovely views
- Kitchen with dining area
- Oil fired central heating
- 3 bedrooms
- Modern, fully tiled bathroom
- Gardens to front & rear

## Entrance

## Entrance hall

## Lounge

14'7x14 (4.45mx4.27m)

## Kitchen/diner

17'4x10'2 (5.28mx3.10m)

## Landing

## Bathroom

6'1x5'5 (1.85mx1.65m)

## Bedroom 1

11x10'6 (3.35mx3.20m)

## Bedroom 2

12'2x11 (3.71mx3.35m)

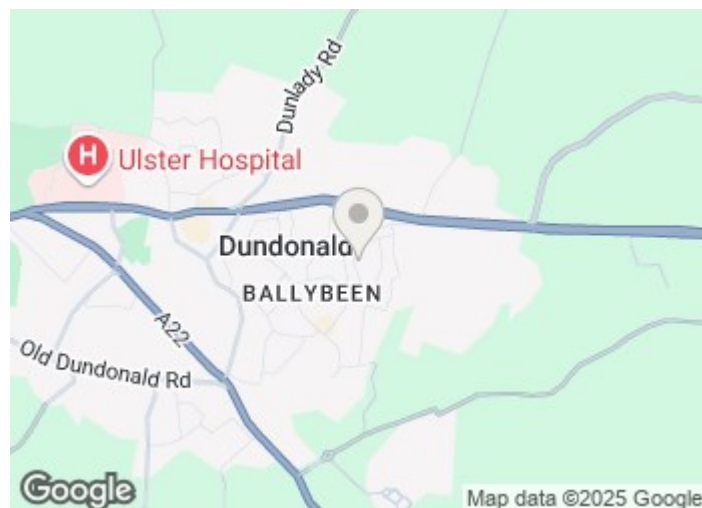
## Bedroom 3

9'5x8'4 (2.87mx2.54m)

## Outside

## Tenure

## Property misdescriptions

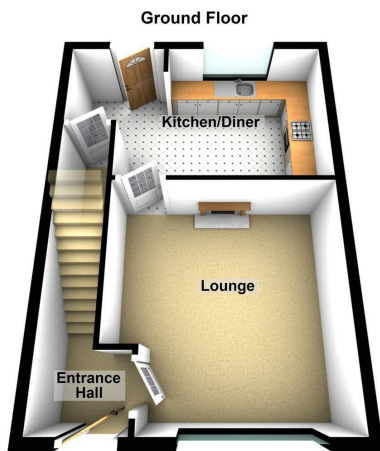


## Directions

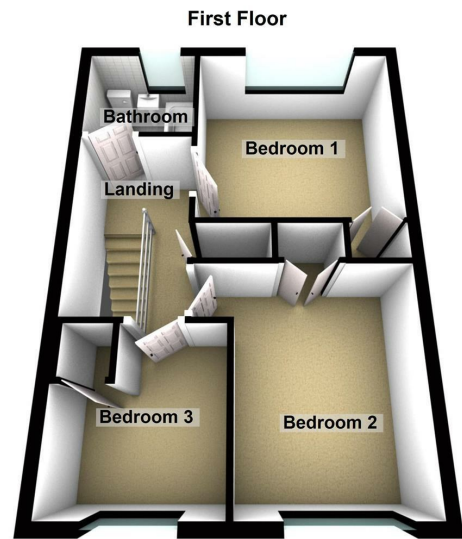
Travelling into Dundonald along the Ards/Dundonald dual carriageway turn left then right onto Craigeleith Drive. Turn left onto Rosneath Gardens then right onto Cairnsmore Avenue and number 45 is located on the left.



# Floor Plan



Images for illustrative purposes only and subject to change.  
Plan produced using PlanUp.



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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(82 plus) <b>A</b>			
(81-91) <b>B</b>				(69-81) <b>B</b>			
(69-80) <b>C</b>				(55-68) <b>C</b>			
(55-68) <b>D</b>				(39-54) <b>D</b>			
(39-54) <b>E</b>				(21-38) <b>E</b>			
(21-38) <b>F</b>				(11-20) <b>F</b>			
(1-20) <b>G</b>				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland				Northern Ireland			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
		54	62				