



29 Upper Malvern Road, Cairnshill Road, Belfast, BT8 6XN

Asking Price £179,950

Located within the exceptionally popular 'Four Winds' area, this semi detached home is positioned in an location which continues to attract high levels of interest, given its close proximity to so many amenities. These include local shops, Tesco at Newtownbreda, the Forestside shopping centre, leading schools, bus routes and the Cairnshill Park and ride. The accommodation in brief comprises 3 bedrooms, a bright and spacious lounge which opens to the dining area, modern fitted kitchen and is finished with a white bathroom suite with and electric shower over the bath. Outside there are off street parking facilities for 2 cars, and lawn gardens to the front and good size rear with additional patio area. This home would make an ideal purchase for those looking to buy for the 1st time.

- Semi detached home
- Lounge open to dining area
- White bathroom suite
- Double glazed windows
- Gardens to the front and rear
- Three bedrooms
- Modern fitted kitchen
- Gas central heating
- Off street parking
- Convenient and sought after location

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		71	76

EU Directive 2002/91/EC

The accommodation comprises

Pvc double glazed front door to the entrance hall.

Entrance hall

Wood flooring.

Lounge / dining 23'7 x 11'5 (7.19m x 3.48m)



Wood flooring, under stairs storage, open to the dining area.

Dining area



Wood flooring.

Kitchen 10'3 x 7'6 (3.12m x 2.29m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, extractor canopy, 4 ring hob and under oven, plumbed for washing machine, integrated fridge freezer, recessed spotlights, tiled floor.

1st floor

Access to the roof space.

Bedroom 1 11'9 x 8'1 (3.58m x 2.46m)



Laminate flooring, built in bedroom furniture.

Bedroom 2 11'5 x 8'1 (3.48m x 2.46m)



Laminate flooring, sliding robes.

Bedroom 3 8'1 x 6'9 (2.46m x 2.06m)



Laminate flooring.

Bathroom 9'2 x 6'8 (2.79m x 2.03m)



White suite comprising pvc panelled bath, mixer taps, telephone hand shower, Mira shower, low flush w/c pedestal wash hand

basin, fully tiled walls, storage in the former hot press.

Outside

Off street parking for 2-3 cars.

Front gardens

Gardens to the front laid in lawn.

Rear gardens

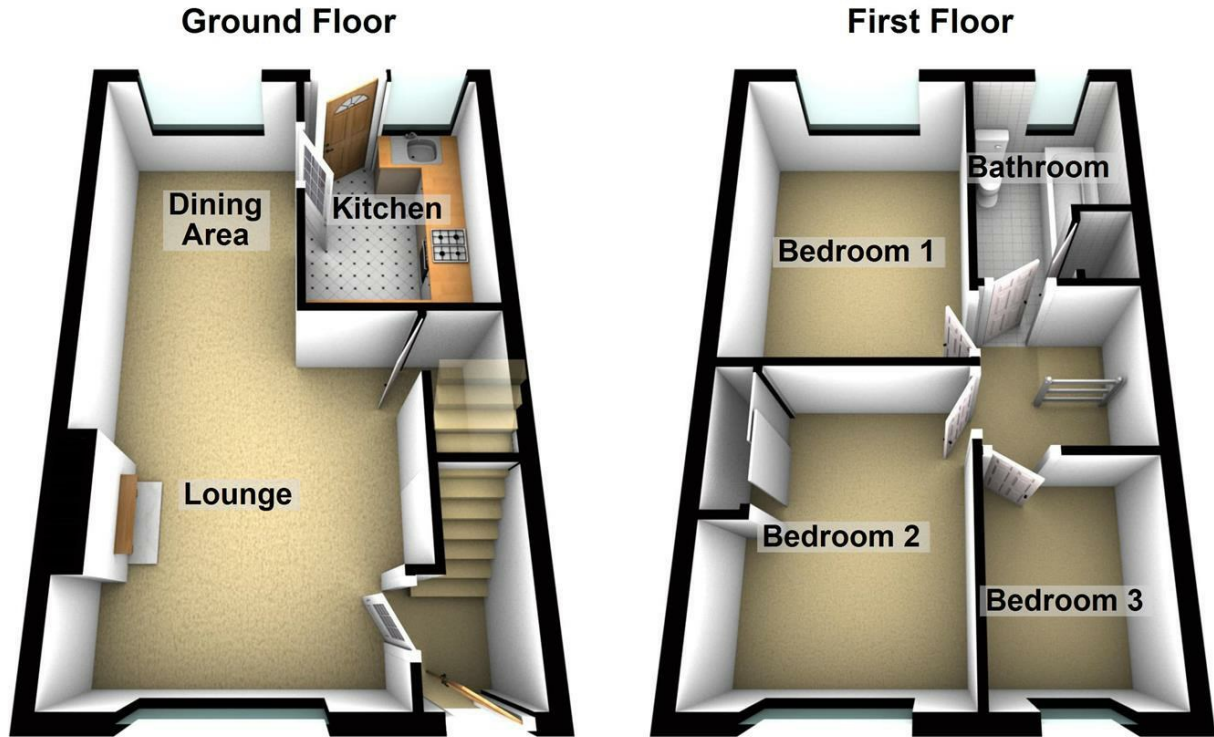


Enclosed gardens to the rear laid in lawn and additional flagged patio and seating area, outside tap.

Seating area

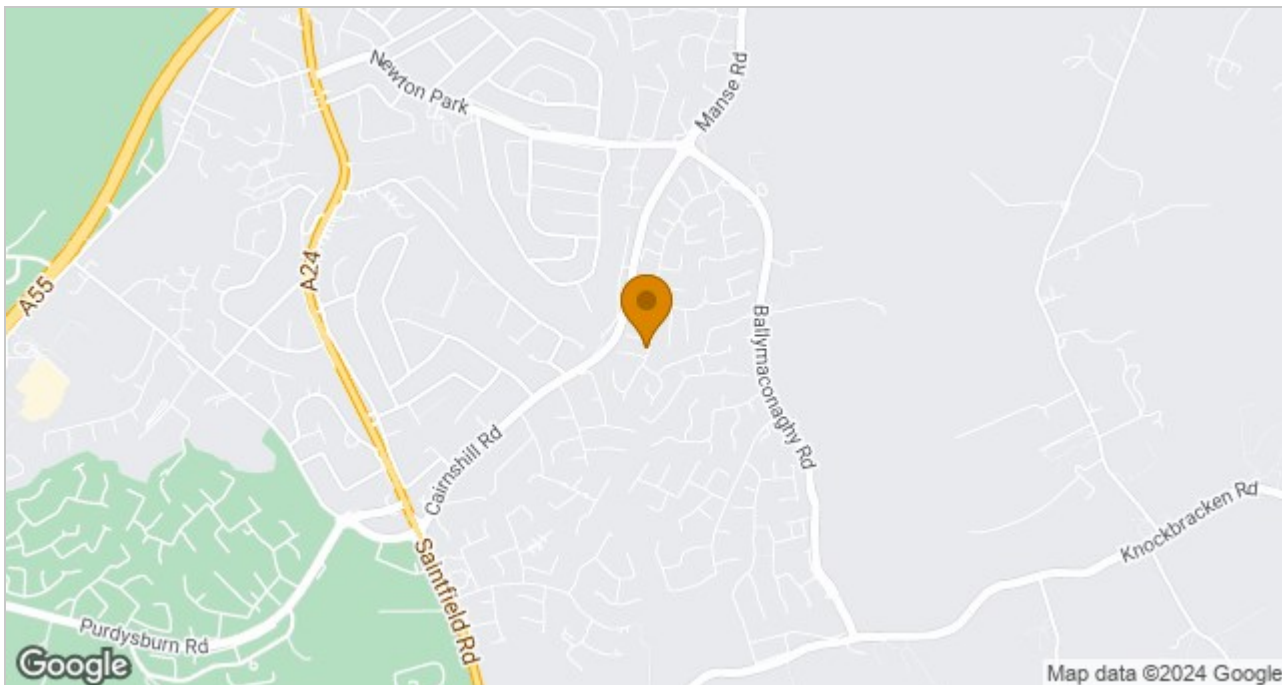


Floor Plan



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

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORETSIDE
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