



## 27a Carnbrae Park, Newton Park, Belfast, Castlereagh, BT8 6TP

**Asking Price £144,950**

Carnbrae Park is a quiet, residential cul-de-sac located just off Newton Park in the ever popular 'Four Winds' area of South Belfast. It is conveniently located close to a selection of shops, cafes and restaurants, as well as public transport facilities, primary & post primary schools and open green area such as the Cregagh Glen.

This ground floor apartment comprises of two bedrooms, spacious lounge / dining room, modern fitted kitchen and a white shower suite. In addition to this the property also benefits from gas fired central heating, double glazing, communal off street parking and a beautifully presented rear garden which is considerably larger than most other properties in the area. Finished to a high standard throughout, this property would make a perfect purchaser for someone looking to take their first step onto the property ladder, or alternatively someone who looking to downsize to an easily maintained property laid out over one level. We anticipate there to be great demand for this property so make sure to arrange your viewing at your earliest convenience!

- Ground Floor Apartment
- Spacious Lounge / Dining
- White Shower suite
- Double Glazing
- Communal Off Street Parking
- Two Bedrooms
- Modern Fitted Kitchen
- Gas Fired Central Heating
- Large Rear Garden
- Convenient Location

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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		70	77

EU Directive 2002/91/EC

## Entrance Hall



Glazed composite front door opens onto entrance hall with built-in under stair storage with access to gas boiler and additional cupboard space. Laminate flooring.

## Lounge / Dining room 14'11" x 10'1" (4.55m x 3.08m)



Bright and spacious lounge / dining room with oriel bay window. Laminate flooring.

## Modern Fitted Kitchen 10'6" x 6'1" (3.22m x 1.87m)



Modern fitted kitchen with selection of upper and lower level units with formica worktops, complete with integrated electric oven with ceramic hob, overhead extractor fan, washing machine and stainless steel sink with drainer. Part tiled walls with tile effect vinyl flooring.



**Bedroom 1 11'1" x 9'4" (3.38m x 2.86m)**



Spacious double bedroom with laminate flooring.

**Bedroom 2 9'9" x 6'4" (2.99m x 1.94)**



Single bedroom with laminate flooring.

**White Shower suite 6'2" x 5'5" (1.90m x 1.66m)**



White shower suite comprising of w.c, wash hand basin with vanity, corner shower cubicle and heated chrome towel rail. White tiled walls with tile effect vinyl flooring. Recessed spotlights.

### Large Rear Garden



Beautifully presented large rear garden with patio area. Bordered by fencing and mature hedging

### Off street Parking



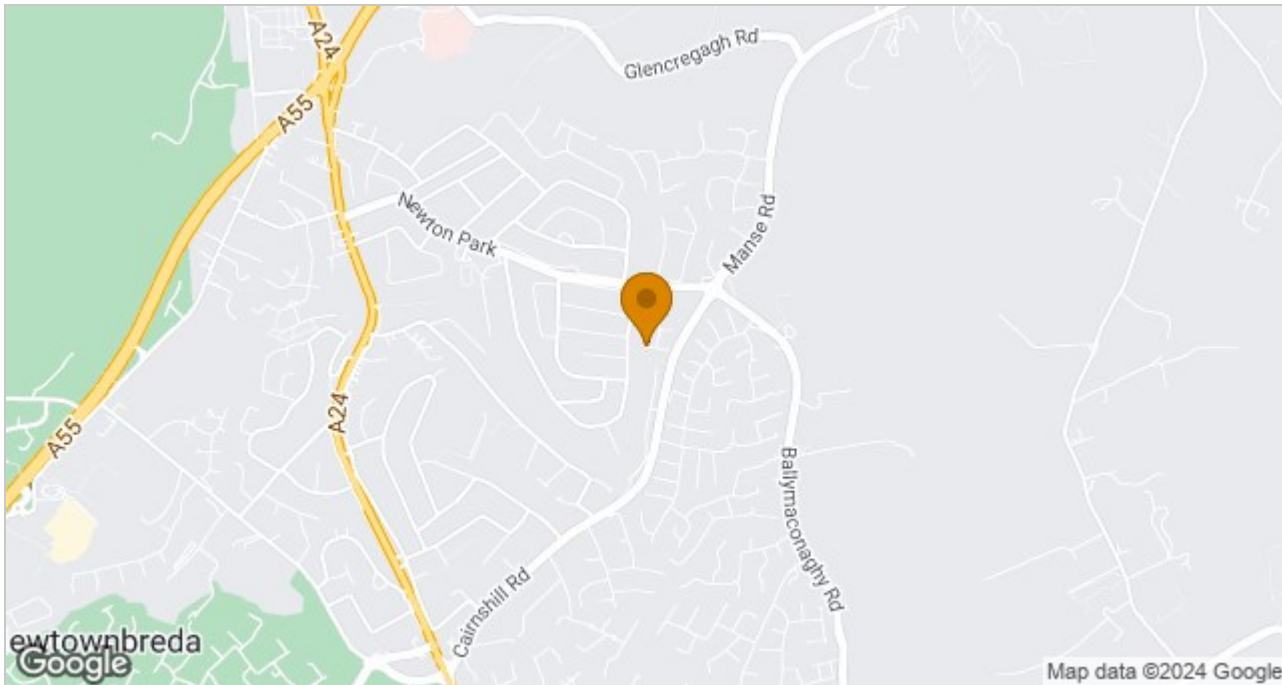
Communal off street parking located to the front of the property.

## 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.

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