



This beautifully presented, extended, semi-detached home has nothing to do but move in and start enjoying. Internally the property boasts a bright and airy ambience perfect for modern living. The thoughtfully designed layout offers a seamless blend of comfort and style. Externally you will appreciate off-street parking ensuring convenience for you and your guests.

The property features a generously sized mature, private rear garden ideal for relaxation or entertaining. Located just a few miles from the vibrant Belfast City Centre, this home is perfectly positioned to offer both tranquility and accessibility. You will find excellent local amenities close by including top schools and Forestside Shopping Centre making every day life easy and enjoyable.

Don't miss the chance to make this wonderful property your home.

Offers Over
£235,000

31 Cairnshill Park,
Belfast,
BT8 6RG

Viewing by
appointment
through agent
028 9066 3030



- Beautifully presented semi-detached home extended to the rear
- Modern fully fitted kitchen open plan to dining living area with sliding doors to rear garden
- Three good-sized bedrooms
- Spacious living room
- Bathroom with white suite
- Phoenix gas central heating/uPVC double glazed window frames
- Front and private rear gardens laid in lawns
- Driveway parking leading to detached garage
- Close to leading primary and secondary schools
- Excellent public transport links

The Property Comprises:

Ground Floor

uPVC double glazed front door and side light to:

RECEPTION HALL: Laminate wooden floor, cornice ceiling. Storage and cloaks cupboard under stairs.



LIVING ROOM: 18' 7" x 10' 6" (5.66m x 3.2m) Laminate wooden floor, cornice ceiling.



Telephone 028 9066 3030
www.templetonrobinson.com

KITCHEN/DINING AREA: 18' 8" x 17' 2" (5.69m x 5.23m) Modern fully fitted kitchen with range of high and low level units, laminate work surfaces, built-in high level Indesit oven, integrated four ring ceramic hob, built-in high level display unit, integrated dishwasher, plumbed for washing machine, single drainer sink and a half sink unit with mixer taps, laminate wooden floor. Open to ample dining area with double glazed sliding doors to rear garden with beautiful mature outlook. Additional built-in storage cupboard.



First Floor

LANDING: Laminate wooden floor, access to roofspace via Slingsby type ladder, partly floored with light.

BEDROOM (1): 11' 5" x 10' 11" (3.48m x 3.33m) Laminate wooden floor, mature outlook to rear garden.



BEDROOM (2): 11' 4" x 10' 3" (3.45m x 3.12m) Laminate wooden floor.



BEDROOM (3): 8' 8" x 7' 4" (2.64m x 2.24m) Laminate wooden floor.



BATHROOM: White suite comprising pedestal wash hand basin, low flush wc, panelled bath, hotpress with Worcester gas fired boiler, part tiled walls, ceramic tiled floor.



Outside

Front garden laid in lawns with shrubs. Tarmac driveway with off-street parking.

Enclosed rear garden laid in lawns with paved patio area ideal for barbecues and outdoor entertaining. Mature outlook, water tap.

GARAGE: 20' 10" x 9' 3" (6.35m x 2.82m) Roller shutter door. Light and power. PVC fascia and soffit boards.

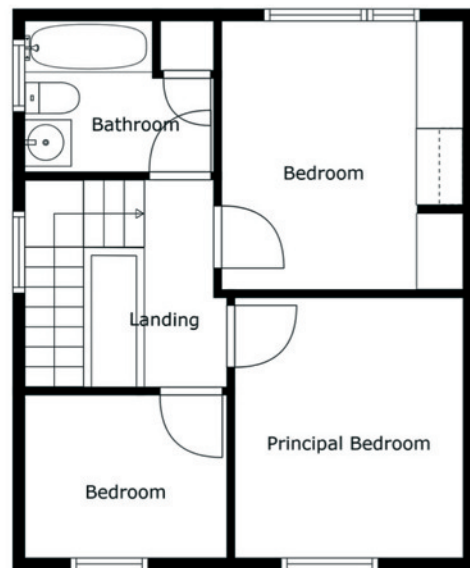
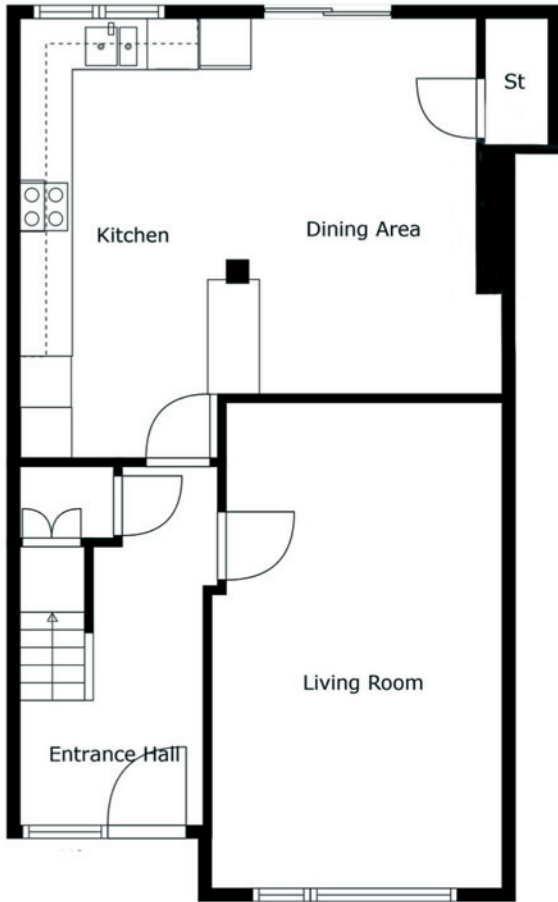


Location:

From Saintfield Road turn into Cairnshill Road and Cairnshill Park is the third turn on the left.

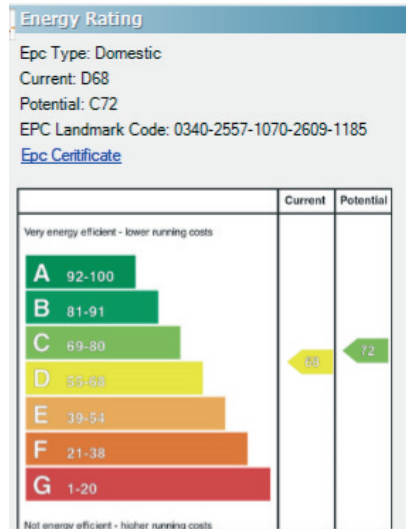
Telephone 028 9066 3030

www.templetonrobinson.com



Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.