



## 30 Cairnshill Road, Four Winds, Belfast, BT8 6RD

**Asking Price £325,000**

Situated on the corner of Cairnshill Road and Pennington Park, this extended detached home occupies a generous site, close to all the local amenities, such as the Cairnshill Park & Ride, leading schools both primary and post primary, as well as being only a short drive to Lesley Forestside.

The property itself comprises two separate reception rooms, a large kitchen / dining, whilst on the first floor there are three good sized bedrooms and large bathroom suite with a separate shower. Outside the property benefits from superb gardens laid in lawn, bordered by a stone wall and a driveway with ample parking for several cars leading to detached double garage.

An excellent home that offers superb potential for those hoping to purchase a family home with potential to modernise and extend to suit your needs.

- Extended Detached Home
- Three Bedrooms
- Fitted Kitchen / Dining
- Oil Heating / Majority Double Glazed
- Driveway With Ample Parking
- Situated On A Large Corner Plot
- Two Reception Rooms
- White Bathroom Suite
- Gardens Front & Side, Enclosed Patio To Rear
- Detached Double Garage

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	65
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

## The Accommodation Comprises



Glass panelled front door with glazed side panels to entrance hall. Parquet flooring, under stairs storage.



Extended Lounge 23'6 x 11'0 (7.16m x 3.35m)



Stone fire place with tiled hearth.



**Family Room 14'3 x 10'3 (4.34m x 3.12m)**





### Fitted Kitchen / Dining 17'3 x 15'3



Range of high and low level built-in units, glazed cabinets, formica work surfaces, single drainer stainless steel sink unit with mixer taps, built-in 5 ring gas hob and under oven, over head extractor fan, plumbed for washing machine, part tiled walls, Pvc doors providing access to rear patio area.



### First Floor

**Bedroom One 15'3 x 10'4 (4.65m x 3.15m)**



**Laminate flooring**



**Bedroom Two 11'6 x 10'4 (3.51m x 3.15m)**



**Laminate flooring. Double mirrored sliding robes. Stain glass windows.**

### Bedroom Three 17'2 x 7'1 (5.23m x 2.16m)



Laminate flooring

### White Bathroom Suite



Comprising panelled bath with mixer taps and telephone hand shower, separate shower cubicle with Mira shower unit, pedestal wash hand basin, bidet and low flush w/c, part tiled walls. Hot press.

### Landing

Built-in storage.

Access to roof space.

## Outside



The property is positioned on a large corner site with mature gardens laid in lawns to the front and side, bordered by a brick wall. Driveway with ample parking to rear with access to double garage.

## Outside Rear



From the kitchen access is provided to large patio area to the rear of the garage.



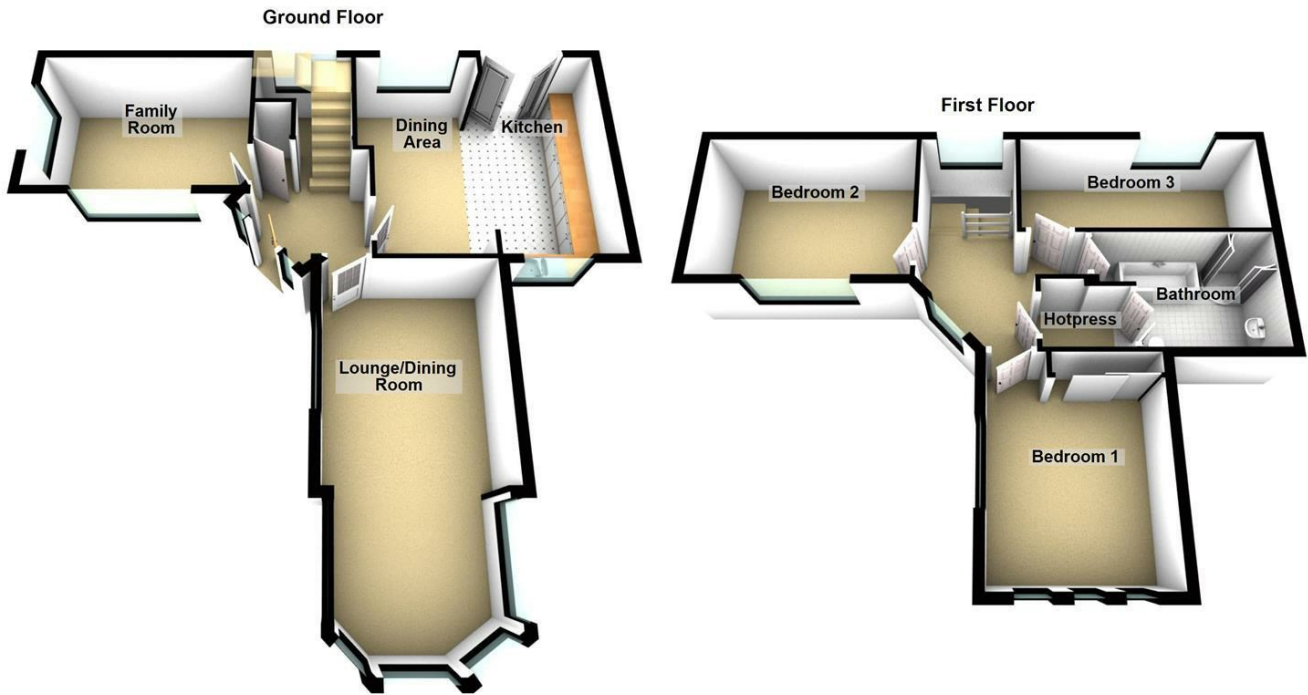
**Detached Double Garage 26'2 x 20'0 (7.98m x 6.10m)**



**Electric up and over door, light and power.  
W/c and sink unit.**

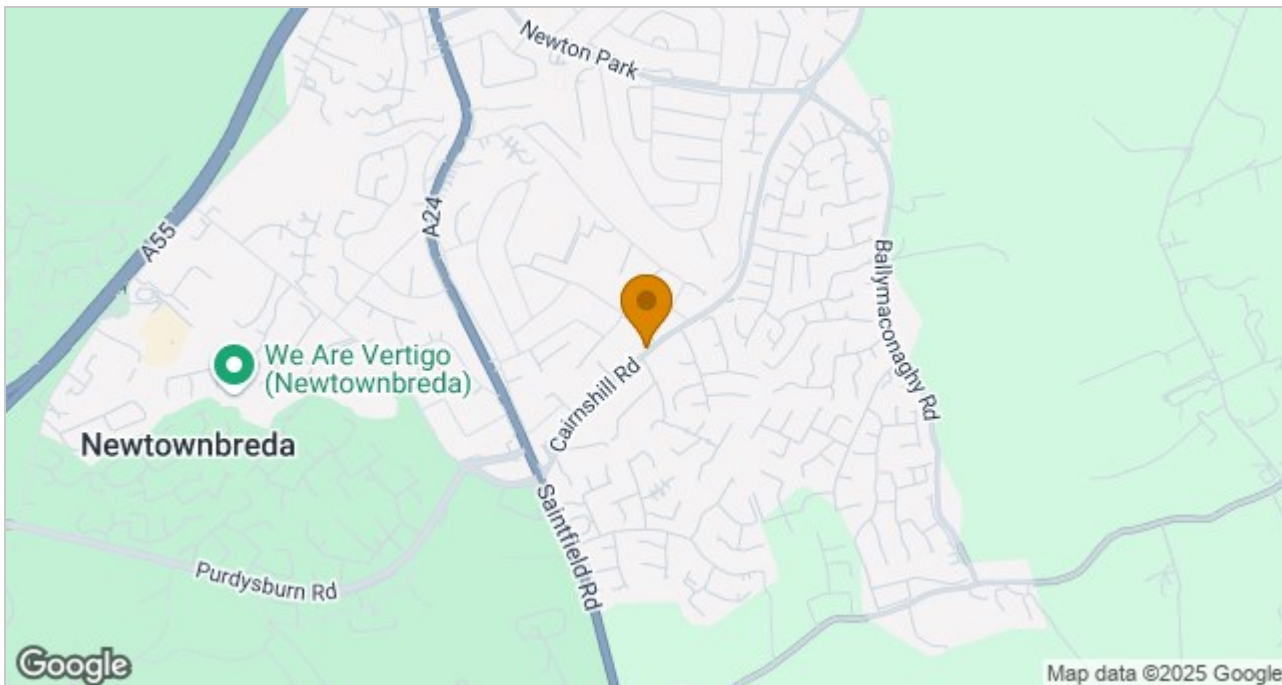


## Floor Plan



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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