

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



33 CAIRNBURN CRESCENT, BELFAST, BT4 2HU

OFFERS AROUND £349,950

A fantastic detached family home sitting on an elevated site offering superb views, attractive south facing garden and attached garage within a much sought after residential area of East Belfast.

The accommodation within this home is presented to a very high standard, including an extension to the rear garage offering additional space for utility room or home office. On entering, there is an attractive solid oak wood floor through a bright spacious entrance hall with ground floor toilet suite, leading to through lounge with cast iron fireplace and solid oak wood panel floor. Furthermore, a modern kitchen with marble worktops, range of integrated appliances, and feature breakfast island with recessed spotlighting, and opening to a living dining space with attractive outlook to rear garden and accessible to the extended utility area and integral garage.

The first floor offers three well proportioned bedrooms, all with attractive solid oak wood floor. The principal bedroom includes modern ensuite bathroom with freestanding feature bath and solid oak wood floor. Additional to this, a modern shower room to facilitate the other two bedrooms, comprising of built-in shower cubicle with electric shower and attractive tiling. The outside areas include raised garden to front with mature shrubs, and enclosed South facing rear garden, including well maintained lawn, flower beds, mature trees and large summer house, ideal for family barbecues.

Situated within the much sought after Cairnburn area, and within walking distance to the excellent Belmont Park, this property is a fantastic family home close to many schools and of course Ballyhackamore. A must view to appreciate what's on offer.



Key Features

- Beautifully Presented Detached Family Home In A Much Sought After Location
- Generous Through Lounge with Solid Oak Panel Flooring And Cast Iron Fireplace
- Three Bedrooms, Principal Bedroom With Modern Ensuite Bathroom
- PVC Double Glazed Windows And Oil Fired Central Heating System
- Bright Entrance Hall With Solid Oak Panel Flooring And Downstairs Cloakroom
- Modern Fitted Kitchen With White Gloss Units And Integrated Appliances
- Attractive Good Sized Rear South Facing Garden With Timber Summerhouse
- Convenient Location Close To Major Road Networks And Local Amenities



Accommodation Comprises

Entrance Hall

Solid oak wood panel flooring.

Ground Floor WC

Modern white suite comprising vanity unit with mixer tap, low flush WC, ceramic tiled flooring.

Lounge

15'6 x 10'7

Attractive cast iron fireplace with sandstone surround, solid oak wood panel flooring.

Kitchen

10'7 x 8'7

Modern range of high and low level white gloss units, marble work surfaces with single drainer, inset stainless steel sink unit with mixer tap, integrated fridge freezer, integrated dishwasher, integrated microwave, part tiled walls, feature breakfast island, built in under oven, ceramic hob, ceiling mounted stainless steel extractor hood, solid oak wood panel flooring, recessed spotlighting. Open to:-

Dining Room

13'9 x 10'7

Solid oak wood panel flooring.

Utility Room

8'9 x 7'0

Range of built in cupboards, plumbed for washing machine, ceramic tiled flooring.

First Floor

Landing

Bedroom 1

10'6 x 10'5

Solid oak wood panel flooring.

Ensuite Bathroom

Modern white suite comprising freestanding roll top bath with mixer tap and hand held shower, wash hand basin with mixer tap, tiled splashback, feature panelled wall, solid oak wood panel flooring, built in cupboard, recessed spotlighting.

Bedroom 2

15'6 x 10'6

(at widest point) Solid oak wood panel flooring.

Bedroom 3

8'4 x 7'5

Solid wood oak panel flooring.

Shower Room

Modern white suite comprising built in shower cubicle with electric shower, tiled walls, shower door, wash hand basin with mixer tap, tiled splashback, low flush WC, built in mirror, built in cupboard, feature chrome radiator, ceramic tiled flooring.

Integral Garage

18'5 x 8'3

(at widest point) Light and power, up and over door.

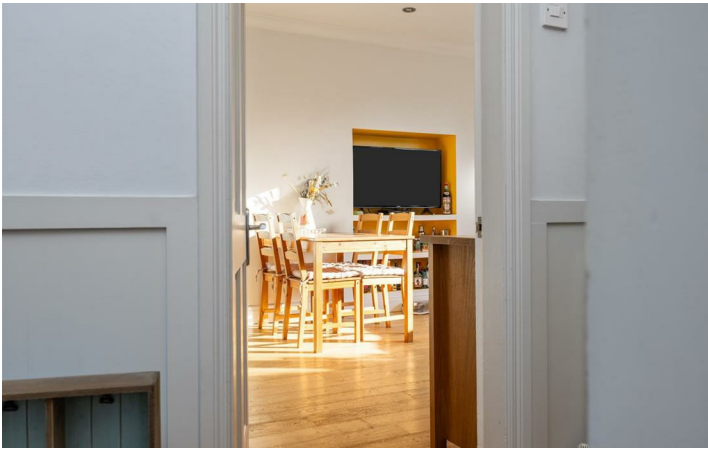
Outside

Front garden with raised flowerbeds and tarmac driveway, enclosed south facing rear garden with generous lawn,

raised flower beds, paved areas, timber summerhouse, oil fired boiler, oil storage tank.







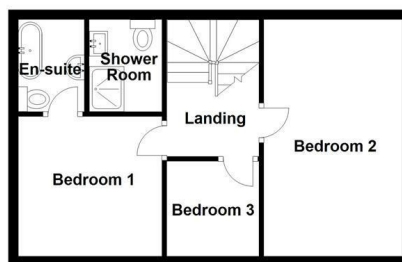




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

33 Cairnburn Crescent, Belfast

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 46 | 60 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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