



## 23 Cairnshill Green, Cairnshill Road/Four Winds, Belfast, BT8 6RN

**Asking Price £320,000**

Situated just off the Cairnshill Road, this extended detached family home offers spacious, versatile accommodation that can be configured in various ways to suit most family needs.

Potentially five bedrooms, one reception room or alternatively four bedrooms, two reception rooms, plus fitted kitchen open plan to extended dining / living area. There is a contemporary shower suite on the ground floor and w/c and sink unit on the first floor to service the two bedrooms.

In addition the property benefits from a gas heating system and double glazing.

Externally there are mature gardens to the front and rear with the rear benefitting from a raised decked patio area that captures the afternoon sun and a driveway with ample parking leading to a detached garage.

An excellent home in a great location, close to many local amenities, to include Cairnshill Park & Ride, Forestside Shopping Centre and leading schools both primary and post primary including catchment area for St Ita's primary school and Cairnshill Primary School.

- Extended Detached Family Home
- Extended Kitchen/Dining/Living
- 1st Floor W/C & Sink Unit
- Front Gardens
- Detached Garage
- Versatile Accommodation 5 Beds 1 Reception / 4 Beds 2 Receptions
- Downstairs Shower Suite
- Gas Heating / Double Glazing
- Driveway With Ample Parking
- Mature Rear Gardens With Raised Decked Patio

Energy Efficiency Rating		Current	Potential
(92-100)	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		63	69
Northern Ireland		EU Directive 2002/91/EC	

## The Accommodation Comprises



Open entrance porch. Upvc glass panelled front door with glazed side panel to entrance hall.

### Lounge 16'4 x 12'0 (4.98m x 3.66m)



Cast iron fire-place with decorative wooden surround and slate hearth. Laminate flooring. Built in storage.







**Extended Kitchen/Dining/Living 23'7 x 13'8 (7.19m x 4.17m)**



Excellent range of high and low level units with glazed display cabinets, Formica work surfaces, single drainer 1 1/4 bowl sink unit with mixer taps, plumbed for dishwasher. Part tiled walls. Tongue and groove ceiling to kitchen area. Spot-lights. Open plan to living, dining area. Glass panelled sliding doors providing access to patio and garden.





**Bedroom One 13'7 x 9'2 (4.14m x 2.79m)**



### Bedroom Two 9'2 x 8'4 (2.79m x 2.54m)



Wall to wall mirrored sliding robes.

### Bedroom Three 10'1 x 6'8 (3.07m x 2.03m)



### Contemporary Shower Suite



Comprising large walk-in shower with Mira Sport shower unit, wash hand basin with mixer taps and storage below, low flush w/c, Tiled walls with mosaic detailing. Spotlights.



## First Floor

### Bedroom Four 13'4 x 7'5 (4.06m x 2.26m)



Built-in storage and storage into eaves.

### Bedroom Five 10'1 x 8'9 (3.07m x 2.67m)



Wall to wall built-in storage, additional storage into eaves.



## W/C & Sink Unit



Low flush w/c and sink unit to service two bedrooms on this level.

## Outside

Front gardens laid in lawns with a mature range of plants & shrubs.  
Driveway with ample parking leading to detached garage.

## Detached Garage

Up and over door

## Outside Rear



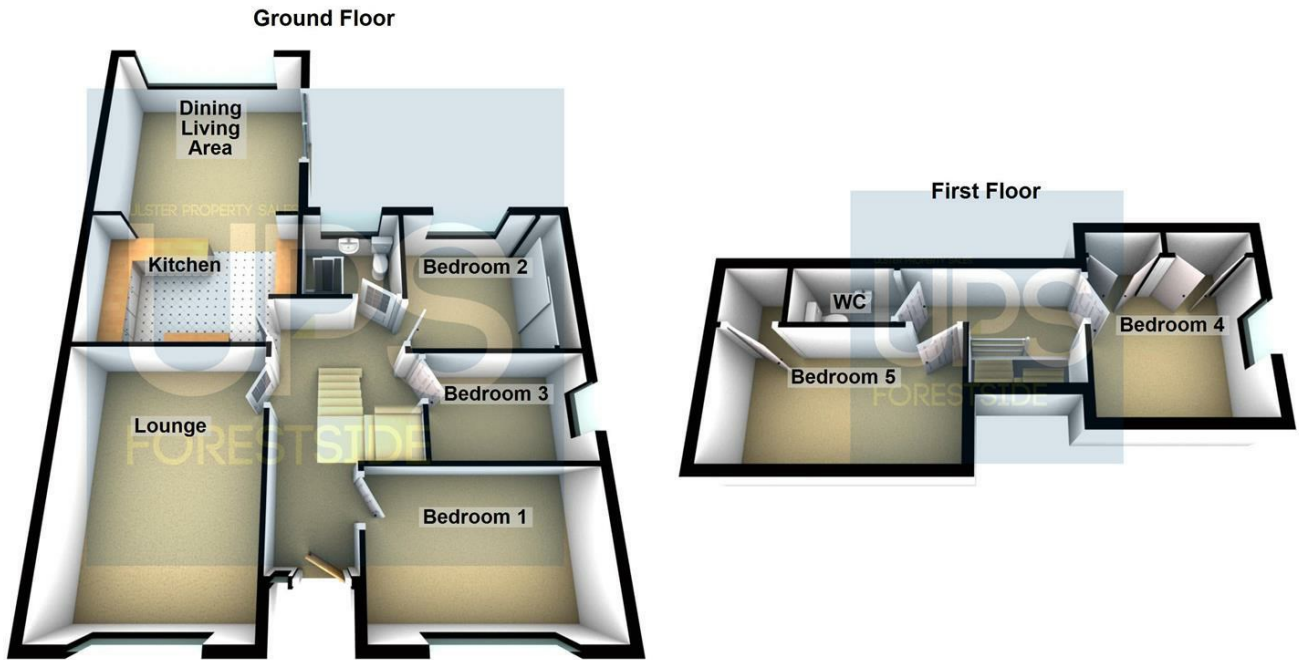
Excellent mature rear gardens laid in lawn with an excellent range of plants trees and shrubs.

Raised decked patio area to the rear of the garden that captures the afternoon sun.



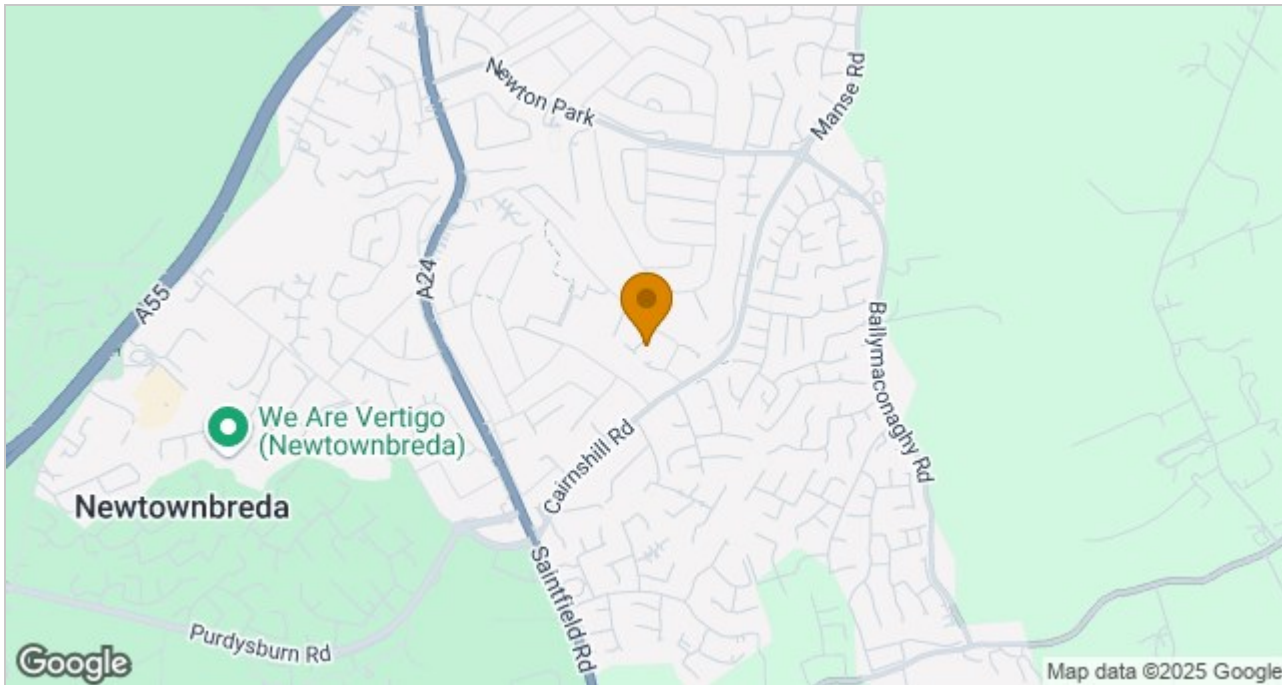


## Floor Plan



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

**BALLYNAHINCH**  
028 9756 1155

**BANGOR**  
028 9127 1185

**CARRICKFERGUS**  
028 9336 5986

**CAVEHILL**  
028 9072 9270

**DONAGHADEE**  
028 9188 8000

**DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295

**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9070 1000



Forestsides Estates Ltd; Trading under licence as Ulster Property Sales (Forestsides) Reg. No. N1051121; Registered Office: 9 Upper Crescent, Belfast BT7 1NT ©Ulster Property Sales is a Registered Trademark