



## 6 Cairnshill Drive, Cairnshill, Belfast, BT8 6RT

**Asking Price £335,000**

This deceptively spacious detached home, situated on a generous site, is sure to be of instant appeal to many potential purchasers due to the family sized accommodation, that can be utilised in various ways to suit your family requirements.

The property is conveniently located to many local shops as well as Forestside Shopping Centre, leading schools both primary and post primary and transport links to include the Cairnshill Park and Ride.

The accommodation boasts four bedrooms over two levels, master with en-suite, three reception rooms, a Upvc conservatory, fitted kitchen and white bathroom suite on the ground floor.

The property also benefits from gas heating system and double glazing.

Externally, there is a driveway with ample parking leading to a detached garage and enclosed rear garden with a flagged patio and raised decked area with a superb range of mature plants and shrubs. An excellent home in a cul de sac location.

- Detached Family Home
- Three Reception Rooms
- Modern Fitted Kitchen
- Gas Heating/Double Glazed
- Detached Garage
- Four Bedrooms, Master With En-Suite
- Upvc Conservatory
- White Bathroom Suite
- Driveway With Ample Parking
- Enclosed Flagged And Decked Area To Rear

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		63	72
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	

## Entrance Hall



Open entrance porch. Pvc front door to entrance hall. Laminate flooring. Built in storage. Additional cloaks area.

## Lounge / dining 22'7 x 11'2 (6.88m x 3.40m)



Cast iron fireplace with wooden surround tiled inset and hearth. Oak flooring.

## Dining Room 19'5 x 10'4 (5.92m x 3.15m)



This room was originally 2 rooms converted to 1 large dining room. Laminate flooring.



### Modern Fitted Kitchen 12' 4 x 13'6 (3.66m 1.22m x 4.11m)



Full range of high and low level units, granite worktops, 4 ring hob with an additional 2 ring gas burner, overhead extractor fan, eye level oven Integrated fridge and dishwasher. Tongue and groove ceiling. Spot-lights. Laminate flooring. Part tiled walls.

### Rear Hallway / Utility

Plumbed for washing machine

### Bedroom Four 12'7 x 10'3 (3.84m x 3.12m)



Built in storage.

### Family Room/Former Bedroom 9'6 x 8'9 (2.90m x 2.67m)



Laminate flooring. Glass panelled doors to pvc conservatory.

### Pvc Conservatory 11'8 x 9'5 (3.56m x 2.87m)



Laminate flooring. Double doors to garden.

### White Bathroom Suite



Comprising panelled bath with mixer taps with chrome shower above, wash hand basin with mixer taps with storage below, low flush w.c Fully tiled walls with mosaic detailing. Tiled flooring.

## First Floor

### Bedroom One 13'9 x 12'1 (4.19m x 3.68m)



Built in storage. with eaves. Laminate flooring.

### En-suite



Comprising walk in shower with chrome shower unit, pedestal wash hand basin with storage below, low flush w.c Pvc ceiling. Heated chrome towel rail.

### Bedroom Two 11'0 x 11'0 (3.35m x 3.35m)



Storage into eaves.

### Bedroom Three 16'6 x 6'3 (5.03m x 1.91m)



Storage into eaves. Laminate flooring.

### Outside Front

Loose stone area with range of mature shrubs.

Driveway with ample parking leading to detached garage.

### Detached Garage

Up and over door.



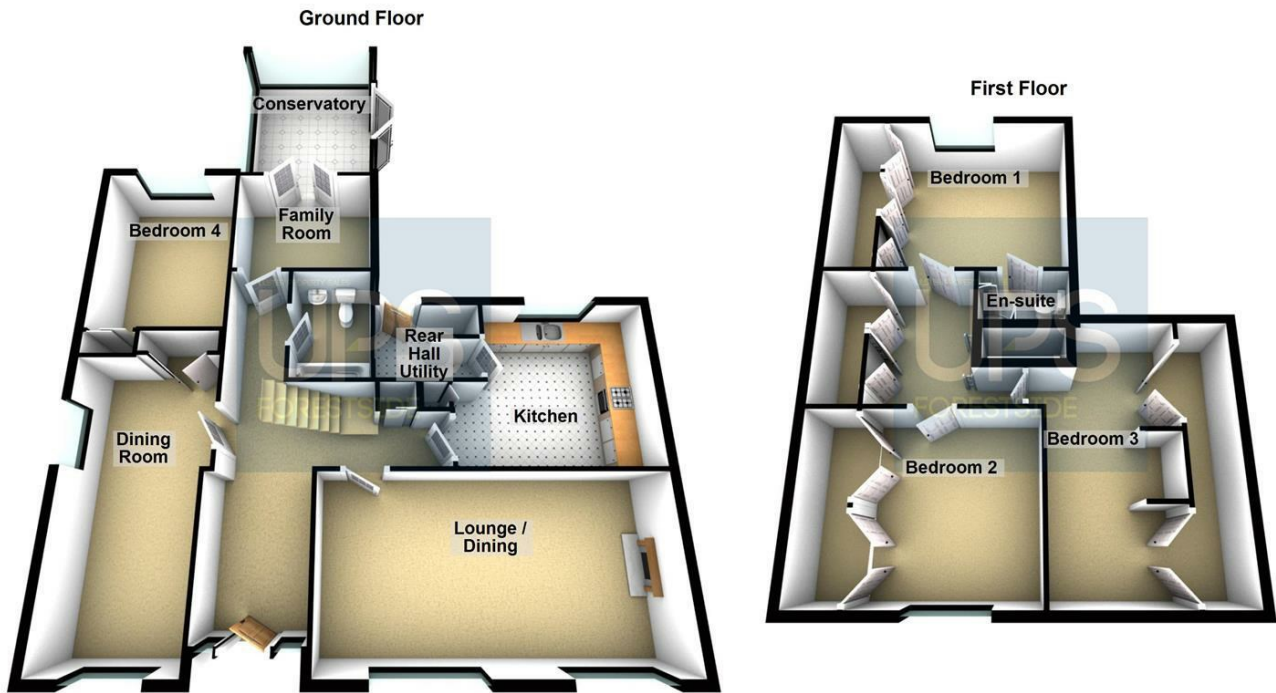
## Outside Rear



From the conservatory and rear hallway access is provided to the rear patio area bordered by stone wall and timber fencing. Raised loose stone area with flower beds. Additional raised decked patio

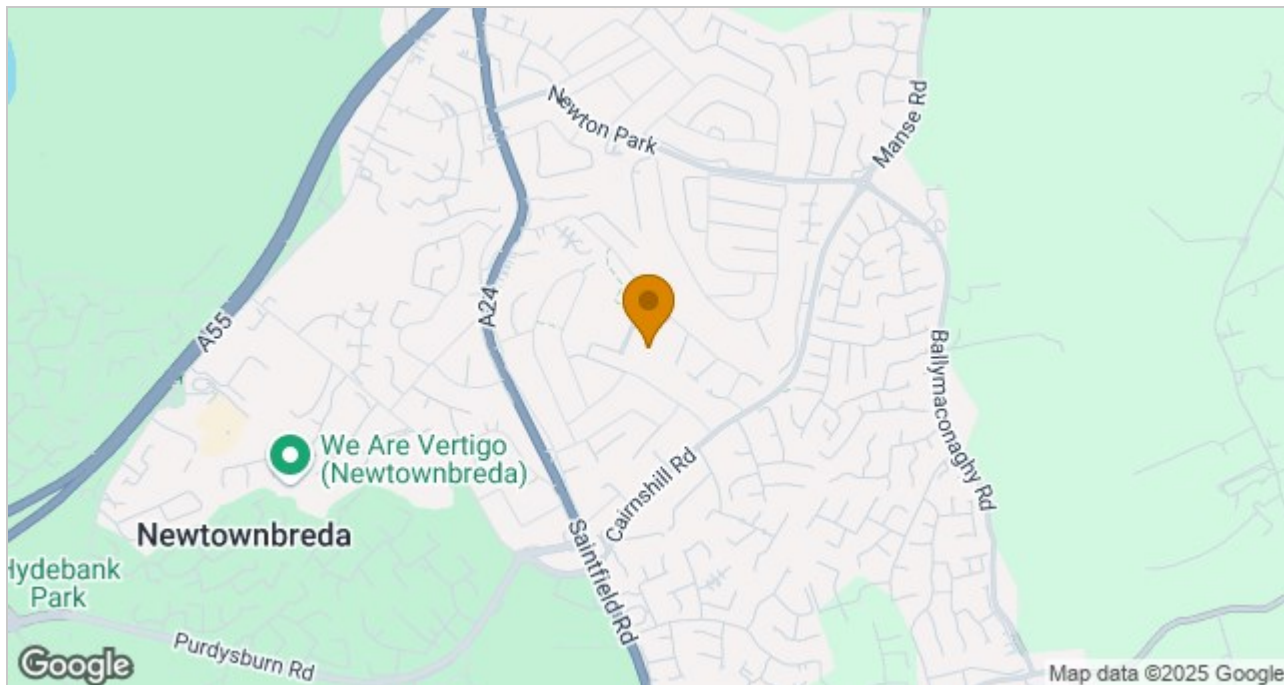


## Floor Plan



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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