COLIN GRAHAM RESIDENTIAL

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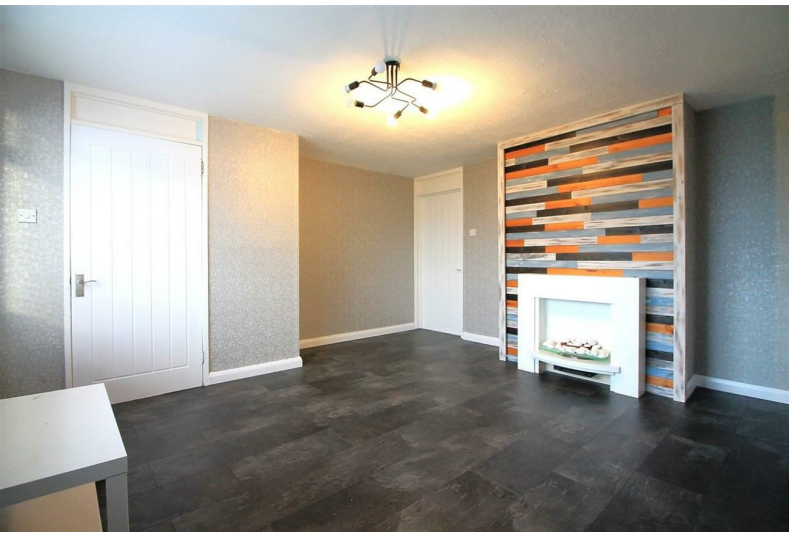


49 Cairnsmore Avenue, Belfast, Castlereagh, BT16 2SE

- End Terrace
- Lounge; Focal Point Fireplace
- Bathroom With Three Piece Suite
- Gardens Front And Rear
- Convenient Location
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Elevated Rural Views
- Ideal First Time Buy / Buy To Let Investment

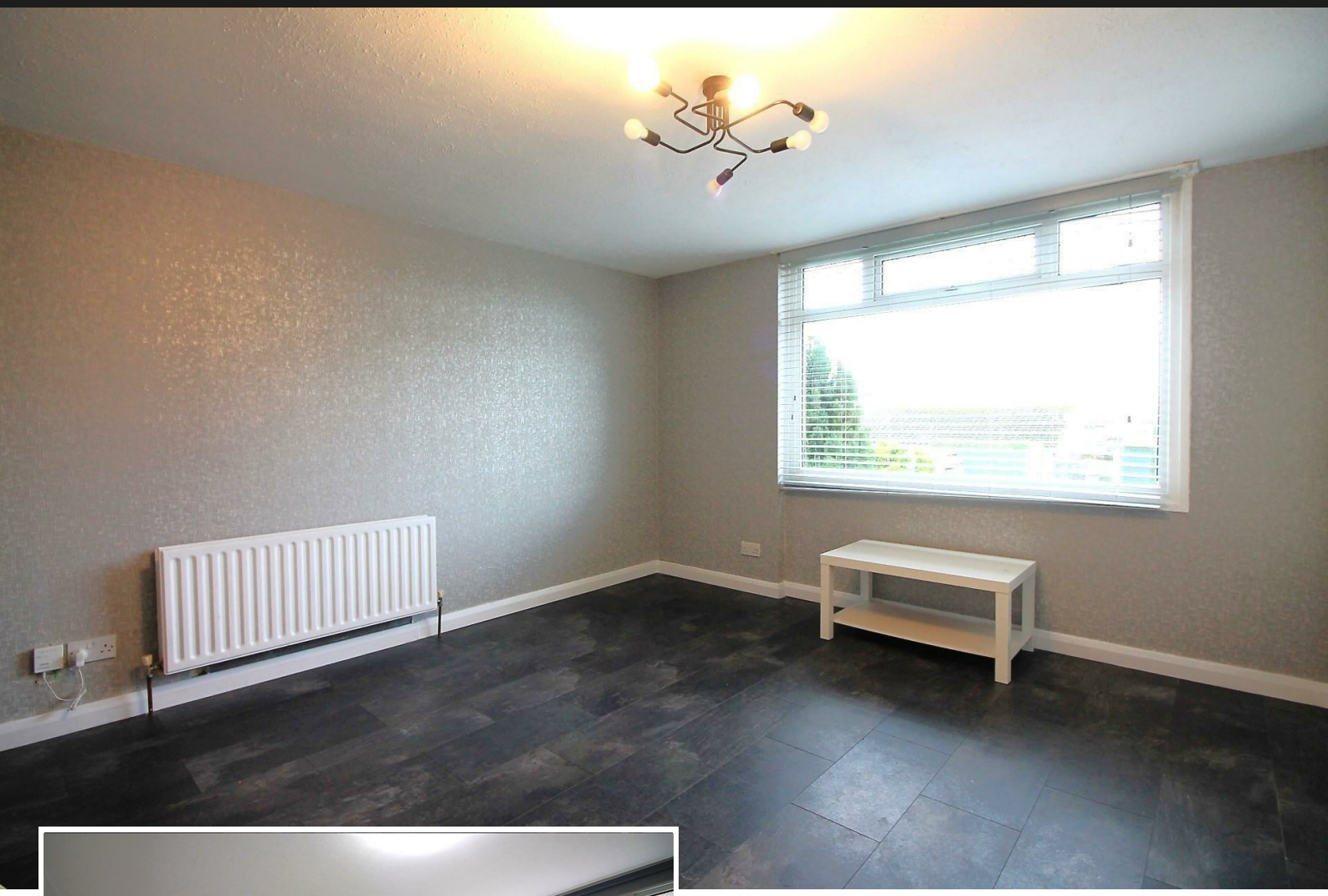
Offers Over £99,950

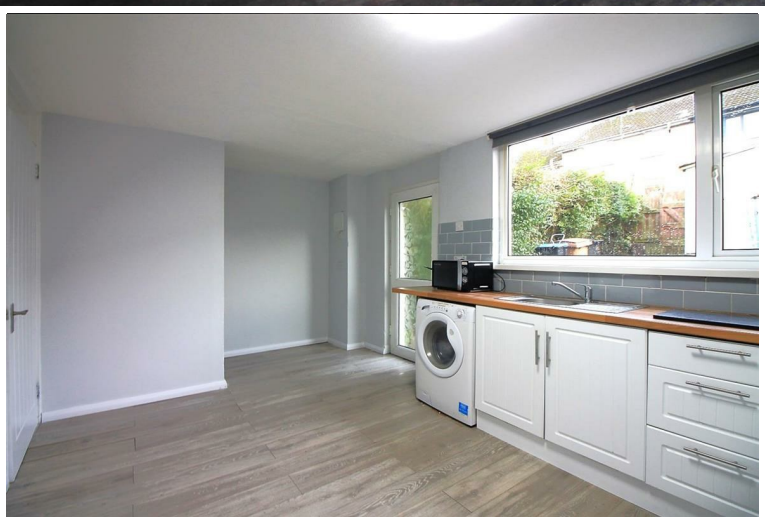
EPC Rating E





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 14'2" x 13'11" (wps)

Elevated rural views. Focal point fireplace. Tile effect wood laminate floor covering.



KITCHEN THROUGH DINING ROOM 17'4" x 10'2"

Fitted kitchen with range of high and low level storage units and contrasting wood block effect melamine work surface. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed for automatic washing machine. Splash back tiling to walls. Wood laminate floor covering. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to hot press and roof space.

BEDROOM 1 12'4" x 8'11"

Elevated rural views. Built in wardrobe. Wood laminate floor covering.



BEDROOM 2 10'11" x 10'2"

Wood laminate floor covering.

BEDROOM 3 9'4" x 8'3" (wps)

Elevated rural views. Built in wardrobe/store. Wood laminate floor covering.

BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower with drench shower head. Glass shower screen over bath. Part tiling to walls.

EXTERNAL

Front garden finished in lawn.
Entrance canopy.
PVC soffits, fascia and rainwater goods.
Low maintenance rear garden finished in paved patio area, decorative stone and concrete.
Oil fired central heating boiler.
PVC oil storage tank.
External lighting.
Outside tap.



IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.

CRAWFORD MULHOLLAND FINANCIAL

William Fullerton, mortgage advisor with Crawford Mulholland Financial, found at Colin Graham Residential.

...WE DO MORTGAGES

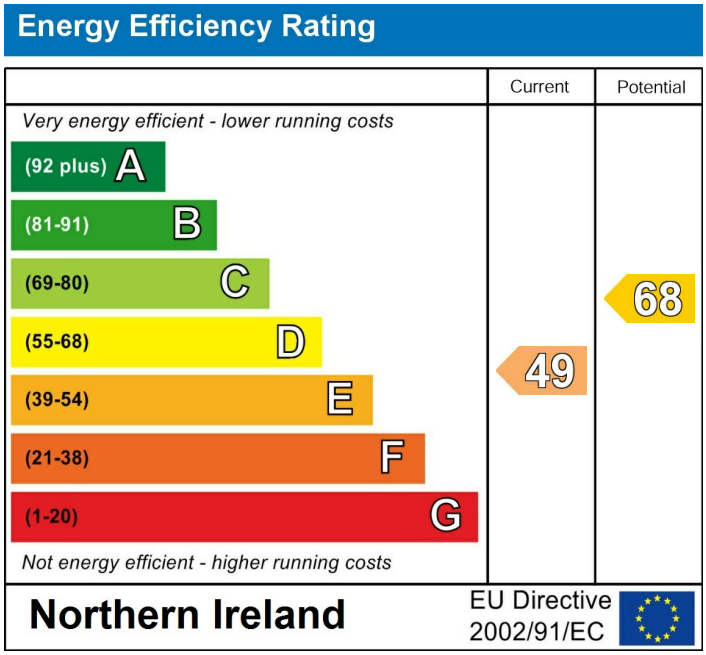
COLIN GRAHAM RESIDENTIAL

...WE SELL HOUSES



Immaculately presented, recently renovated, three bedroom end terrace property with gardens front and rear, conveniently located within the popular Cairnsmore Avenue, situated off Upper Newtownards Road, Dundonald, Belfast. The property comprises entrance hall, lounge with focal point fireplace, kitchen through dining room, three well proportioned first floor bedrooms, and bathroom with white three piece suite. Externally the property enjoys front garden finished in lawn and low maintenance rear garden finished in paved patio area, decorative stone and concrete. Other attributes include oil fired central heating, PVC double glazing and elevated rural views. Ideal first time buy / buy to let investment. Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Awards

Telegraph PROPERTY AWARDS 2018

Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019 Finalist

TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD

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