



Tucked away in a quiet cul-de-sac off the highly regarded Cairnburn Road, this substantial detached home would be ideal for the growing family wishing to avail of an excellent range of schooling for all ages.

All five bedrooms are of a good size with two of them benefiting from a recently upgraded ensuite shower room. Whilst the kitchen is large enough to incorporate a casual dining area, the property offers two additional reception rooms offering appealing versatility throughout.

The highly regarded location in leafy Belmont is perfect for availing of some of the Province's leading schools in both East Belfast and Holywood. Superb local shopping is also close at hand.

As soon as you enter the airy reception hall, you get a feel for the delightful interior and the immaculate presentation throughout. It is only upon internal inspection that one can appreciate all this superb home has to offer.

Offers Over
£450,000

1 The Grange ,
Cairnburn Road,
BELFAST,
BT4 2PH

Viewing by
appointment with
& through agent
028 90424747



- Superb, Extended Detached Villa over 2200 sq ft
- Quiet yet Convenient Cul-de-sac Location
- Five Well-Proportioned Bedrooms, Two with Ensuite Facilities
- Extremely Spacious Lounge with Feature Fireplace & Bay Window
- Dining Room Open-Plan to Living Room with Double Doors to Rear
- Modern Kitchen with Double Range & Casual Dining Area
- Downstairs WC / Additional Cloaks Area
- Utility Room with Workspace
- Luxury Family Bathroom with Separate Shower Cubicle
- Floored Roofspace for Multiple Usage & Fixed Staircase
- Delightful, Mature Gardens to Front & Rear
- Integral Garage with Power + Light
- Gas Fired Central Heating / uPVC Double Glazing Throughout
- Leading local Primary & Secondary Schools Close By
- Minutes' Drive to Belmont & Ballyhackamore Villages

The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Composite wooden front door with glazed side panels. Outside light.

ENTRANCE HALL: Herringbone solid wooden flooring. Cornice ceiling. Understair storage cupboard with cloaks area.



LOUNGE: 17' 9" x 7' 6" (5.40m x 2.29m) (into bay). Herringbone solid wooden flooring. Cornice ceiling. Uplighters. Feature glazed bay window. Feature electric fire with marble hearth.



KITCHEN: 18' 4" x 13' 8" (5.58m x 4.17m) Range of high and low level units, granite work surfaces. Under hung kitchen stainless steel sink with chrome mixer tap. Double range with eight ring gas hob, stainless steel extractor hood with glass canopy. Plumbed for dishwasher. Space for American fridge freezer. Part tiled walls. Ceramic tiled floor. Casual dining area. Low voltage spotlights. uPVC glazed door to rear.



Wooden door to . . .

UTILITY ROOM: 6' 7" x 5' 8" (2.01m x 1.73m) High and low level units, work surfaces. Plumbed for washing machine. Space for tumble dryer. Ceramic sink with hose mixer tap. Part tiled walls, ceramic tiled floor.

LIVING ROOM OPEN PLAN TO DINING AREA: 21' 5" x 12' 7" (6.52m x 3.84m) Solid wooden flooring. Feature brick fireplace with wooden mantle and tiled hearth, option for gas fire. uPVC glazed double doors to rear. Feature stained glass window.



DOWNSTAIRS W.C.: White suite comprising dual flush wc, ceramic sink with chrome mixer tap. Low level storage units. Herringbone solid wooden flooring. Part tiled walls. Heated towel rail. Low voltage spotlights.

First Floor

LANDING: Two feature stained glass windows. Access to roofspace. Low voltage spotlights. Double airing cupboard with shelving.



MASTER BEDROOM: 14' 1" x 12' 5" (4.29m x 3.79m) Range of built-in wardrobes with mirrored front. Outlook to front.

.ENSUITE SHOWER ROOM: White suite comprising dual flush wc, vanity unit with ceramic sink with chrome mixer tap. Glazed shower cubicle with thermostatic chrome shower. Wall mounted mirror. Chrome heated towel rail. Fully tiled walls, ceramic tiled floor. Low voltage spotlights.



BEDROOM (2): 15' 9" x 9' 11" (4.80m x 3.02m) Feature verticle radiator.

Door to . . .

ENSUITE SHOWER ROOM: White suite comprising dual flush wc, floating ceramic wash hand basin with chrome mixer tap. Wall mounted mirror. Fully tiled double glazed shower cubicle with thermostatic shower. Two heated towel rails. Part tiled walls, porcelain tiled floor. Low voltage spotlights.



BEDROOM (3): 10' 0" x 8' 11" (3.05m x 2.73m) Laminate wood effect flooring. Outlook to rear.



BEDROOM (4): 10' 0" x 8' 11" (3.05m x 2.73m) Laminate wood effect flooring. Outlook to rear.



BEDROOM (5): 10' 10" x 10' 0" (3.29m x 3.06m) Storage cupboard with shelving. Currently used as a study.



Fixed staircase to . . .

CONVERTED ATTIC:

LIBRARY: 13' 4" x 7' 12" (4.06m x 2.43m) Book shelving. Laminate flooring. Velux window.



Door to . . .

GAMES ROOM/STUDY: 28' 11" x 6' 9" (8.82m x 2.06m) Eaves storage. Laminate flooring. Two Velux windows. Low voltage spotlights. Additional cupboard storage.



FAMILY BATHROOM: Luxury white suite comprising dual flush wc, floating wash hand basin with chrome mixer tap, bath tub with chrome mixer tap. Glazed and fully tiled shower cubicle with thermostatic shower. Chrome heated towel rail. Wall mounted mirror. Part tiled walls, ceramic tiled floor. Low voltage spotlights.



Outside

GARAGE: 17' 4" x 9' 10" (5.29m x 3.0m) Up and over door, light and power.

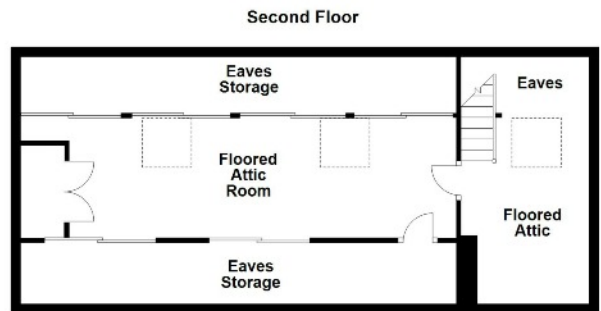
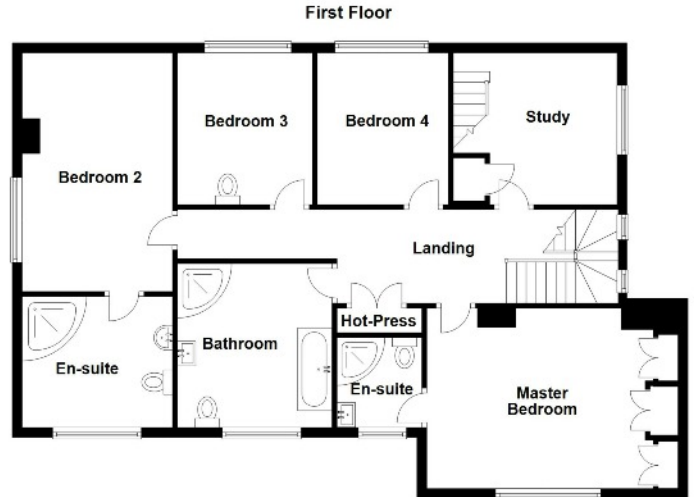
Mature front garden laid in lawn with boundary shrubbery and hedging. Tarmac driveway with parking for multiple cars. Brick paved path to front door.

Enclosed rear garden laid in lawn with sunny aspect. Brick paved pathways and patio area. Mature shrubbery and surrounding hedging. Outside lighting. Outside tap. Outhouse storage and housing for gas boiler.

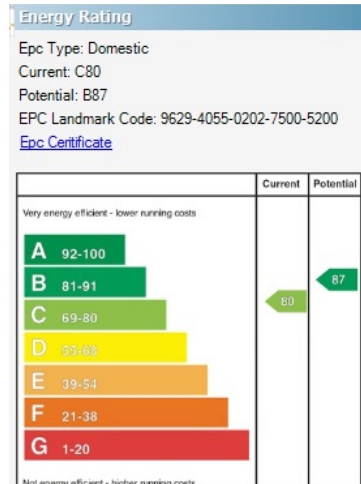


Location:

Go straight over roundabout on Belmont Road passing Campbell College on your right. Turn left at lights onto Old Hollywood Road, next right into Cairnburn Road. The Grange is first cul-de-sac on the right.



This plan is for illustrative purposes only.
Plan produced using PlanUp.
1 The Grange, Belfast



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