



North Down - 028 90 42 4747  
 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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This charming red brick semi detached home occupies a delightful position conveniently located on the Caimburn Road, a very popular and sought after location. Internally the property although in need of complete modernisation offers comfortable accommodation which could be further enhanced by an extension. The property is further enhanced by off road parking and a courtyard style garden offers an excellent degree of privacy.

All in all, an attractive home and only 15 minutes from Belfast City centre, 10 minutes from the George Best Belfast City Airport, 5 minutes from Holywood and just across the road from Belmont Park and short stroll from CIYMS sports club.

With so much to offer we anticipate strong demand, therefore early viewing is a must.

Offers Around  
£155,000

18 Caimburn Road,  
BELFAST,  
BT4 2HR

Viewing by  
appointment with  
& through agent  
028 9042 4747

18 Cairnburn Road,  
BELFAST,  
BT4 2HR

## Property Features

Charming Semi Detached Cottage

Priced to Allow for Modernisation

Lounge & Dining Room

Fitted Kitchen

Ground Floor Shower Room

Two First Floor Bedrooms

upvc Double Glazed Bedrooms

Oil Fired Central Heating

Driveway Parking

Courtyard Style Garden

Superb Location

## Location:

Cairnburn Road runs from the Circular Road (Near CIYMS) To the Old Holywood Road, adjacent to Belmont Park.

## Property Comprises

### Ground Floor

ENCLOSED ENTRANCE PORCH:

Hardwood front door to . . .

ENTRANCE HALL:

LOUNGE: 12' 2" x 10' 3" (3.71m x 3.12m) Cloakroom.

DINING ROOM: 14' 2" x 8' 4" (4.32m x 2.54m)

KITCHEN: 10' 7" x 6' 2" (3.23m x 1.88m) Fully fitted kitchen with range of units, 1.5 bowl stainless steel sink unit with mixer tap, plumbed for washing machine, space for fridge freezer, ceramic tiled floor.

REAR PORCH: uPVC door to outside.

SHOWER ROOM: Walk-in shower cubicle with Mira electric shower unit, low flush wc, pedestal wash hand basin.

### First Floor

BEDROOM (1): 13' 9" x 12' 2" (4.19m x 3.71m)

BEDROOM (2): 13' 9" x 8' 0" (4.19m x 2.44m)

### Outside

Driveway parking, front garden in shrubs etc, boiler house with oil fired boiler.

