

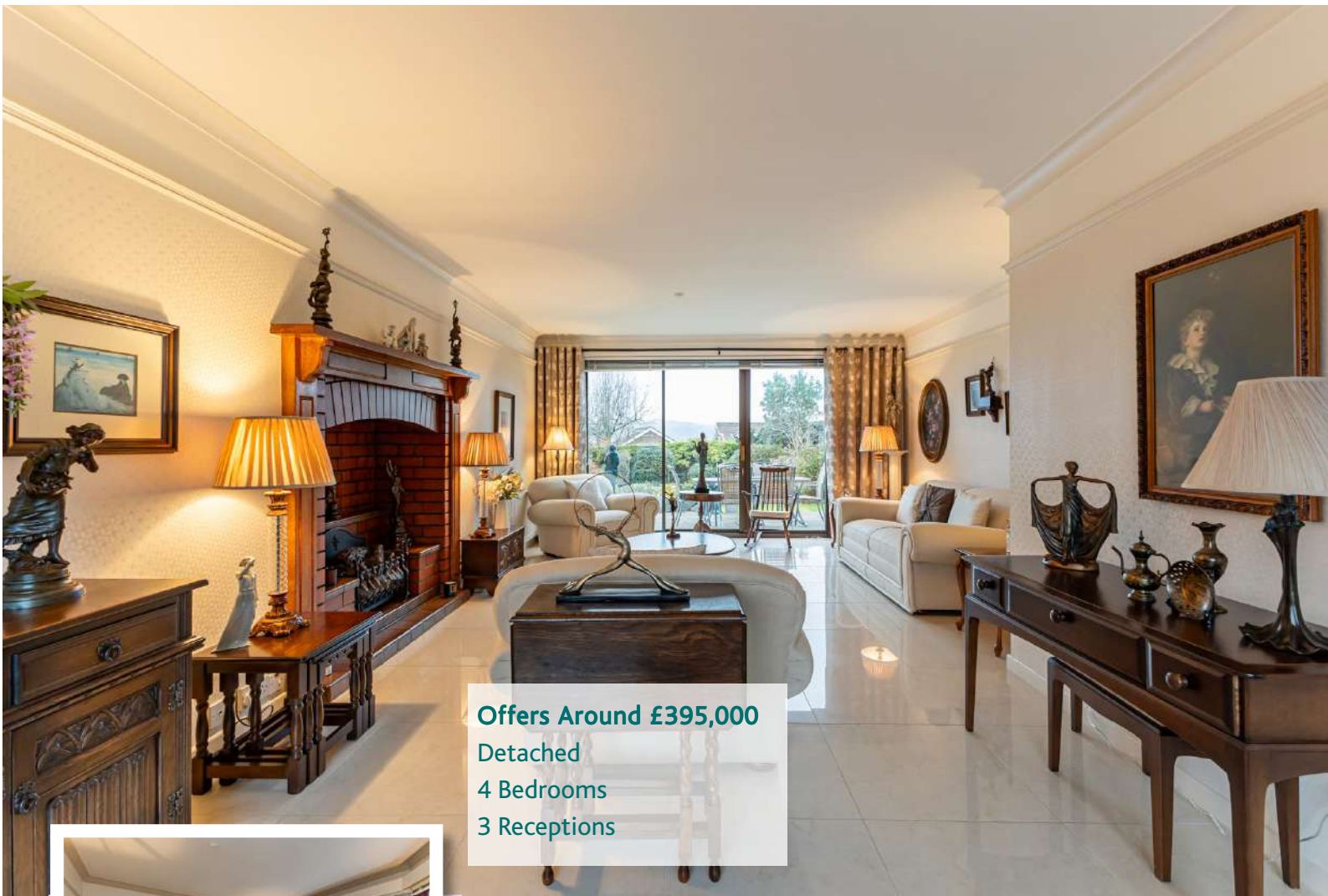


JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

16 Cairnshill Road | Belfast, BT8 6GG
OFFERS AROUND £395,000

**Scan for Property Details
and to Arrange a Viewing**





Offers Around £395,000
Detached
4 Bedrooms
3 Receptions



Property Features

- Beautiful Detached Four Bedroom Family Home Occupying a Substantial Private Site on the Prestigious Cairnshill Road in Four Winds, South Belfast
- Ideally Positioned Off The Saintfield Within Close Proximity to the Outer Ring
- Convenient Location Offering Ease of Access for the City Commuter via Main Arterial Routes
- Close to Excellent Schools, Parks, Belfast City Airport and Forestside Shopping Centre
- Fantastic Uninterrupted Panoramic Views Across Belfast City Centre
- Spacious Entrance Hall with Original Features
- Large lounge with dual aspects, a full length and width of glass opening to the magnificent garden to the rear: porcelain polished flooring and a central feature fireplace, cornice ceiling, and picture rail
- Separate Family Room
- An impressive open-plan kitchen/breakfast/family area with a feature fireplace incorporating a wine display.
- Downstairs WC
- Four Well well-proportioned bedrooms
- Large Family Bathroom with Coloured Suite and Both Bath and Shower Facilities
- Detached Garage with Metal up and Over Door with Plumbing for Washing Machine / Tumble Dryer
- Tarmac Driveway with Ample Private Street Parking and Corner Garden
- Extensive Enclosed Private Rear Garden with a Southerly Aspect and Raised Patio Area with Fantastic Views Across the Whole of Belfast
- Oil Fired Central Heating and Double Glazing Throughout

Accommodation

Ground Floor

Covered Entrance Porch

Reception Hall

Lounge
26'5" x 14'1"

Family Room
11'9" x 11'8"

Kitchen / Breakfast Room
21'8" x 13'5"

Hallway

First Floor

Landing

Bedroom One
18' x 12'7"

Large Family Bathroom

Bedroom Two
12' x 11'8"

Bedroom Three
13'3" x 11'4"

Bedroom Four
9'6" x 7'

Outside

Extensive Enclosed Private Rear Garden with South Westerly Aspect

Garage
20'7" x 10'

Outhouse

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk



16 CAIRNSHILL ROAD is a distinguished property gracing the prestigious Cairnshill Road in the Four Winds area of South Belfast. This exceptional residence presents a rare opportunity, seamlessly combining a serene and tranquil ambience with Belfast's buzzing city centre proximity. The property is less than 15 minutes drive to Belfast City Hall, and close to the trendy Ormeau Road lined with bars, restaurants, and cafes. In the immediate surroundings, No. 16 enjoys access to many amenities, transport links, and esteemed schools. The house is well placed for commuters opting for public transport, with a convenient bus stop within a 60-second walk from the front door on Cairnshill Road. A short stroll to Saintfield Road will also open up various bus routes and a park-and-ride facility. The property's prime location also ensures a short drive to the heart of Belfast's principal business hubs.

Nestled on an expansive private site, No. 16 provides easy access to some of South Belfast's most reputable schools, making it an ideal haven for families. The surrounding recreational offerings, including Belvoir Park and Malone Golf Clubs, further enhance the appeal of this residence.

Approaching the property through a double tarmac driveway, you are welcomed by generous parking enveloped by mature rockery, trees, and shrubs. The detached garage sits to the left while ascending the central steps, leading to an entrance porch unveiling a magnificent reception hall. The ground floor of No.16 exuded spaciousness, featuring a reception hall adorned with travertine flooring and preserved original features such as a stained glass circular window cornice ceiling, and picture rails. The residence boasts an entertainment-sized lounge, a separate family room, a well-appointed open-plan kitchen diner, and a convenient downstairs WC. Ascending to the first floor reveals four thoughtfully arranged bedrooms and a large family bathroom with a coloured suite. The property's amenities include oil-fired central heating, double glazing, and breathtaking panoramic views across Belfast from the rear accommodations. Externally, the front of the property showcases an excellent private tarmac driveway and corner garden leading to a detached garage. The extensive enclosed rear garden provides a southerly aspect, raised patio area, and uninterrupted views across Belfast.

With its modern, family-friendly layout and proximity to local amenities, No. 16 is ideally suited for contemporary living, appealing to many purchasers. Early viewing is highly recommended to fully appreciate the charm and functionality of this beautiful detached four-bedroom family home on the prestigious Cairnshill Road. Take advantage of the opportunity to make this exceptional property your own.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Coming up the Saintfield Road towards Carryduff, turn left on to the Cairnshill Road. Number 16 is located on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		57	65
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



Viewing

By appointment through agent.

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