



8 Cotswold Avenue, Newton Park, Belfast, BT8 6NA

Asking Price £225,000

Cotswold Avenue is a popular residential street located just off Newton Park in South East Belfast. In a high demand location, given its close proximity to leading schools, shops, bus and arterial routes, it is also convenient to the ever popular Forestside shopping Centre, which is only a matter of minutes from your front door. The property itself has been finished to a high standard and comprises three good sized bedrooms, two reception rooms, with the back dining room opening to the fitted kitchen and is finished with a white bathroom suite plus additional w/c on the ground floor. Externally there is off street parking to the side of the property which leads to a detached garage. Externally this home sits on a generous corner site that enjoys exceptionally well maintained gardens to the front and side and also to the rear of the property To complete the home the property comes with oil fired central heating and double glazed windows. The Four Winds area is one of our best selling locations and we don't anticipate this one sitting around for long so make sure to arrange your viewing at your earliest opportunity!

- Fantastic semi detached home
- Spacious lounge with feature fireplace
- Ground floor w/c
- Oil heating / Double glazed windows
- Side driveway leading to the detached garage
- Three good size bedrooms
- Dining room open to fitted kitchen
- 1st floor bathroom suite
- Rewired in 2021
- Excellent corner site position with well maintained gardens to the front, side and rear

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

Key: energy efficient - lower running costs

Current: 35

Potential: 70

EU Directive 2002/91/EC

The accommodation comprises

Composite front door leading to entrance hall

Entrance hall



Timber flooring, cloaks under stairs.

Cloaks



Ground floor w/c comprising low flush w/c, wash hand basin, tiled floor.

Living room 11'8 x 11'2 (3.56m x 3.40m)



Timber flooring, feature cast iron fireplace with decorative tiled inset, housing an open fire.

Family dining 11'7 x 11'2 (3.53m x 3.40m)



Timber flooring, double glazed French doors leading to the rear gardens. The family dining area opens to the kitchen.

Kitchen 12'7 x 7'9 (3.84m x 2.36m)



Range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, wooden work surfaces, cooker space, extractor fan, plumbed for fridge freezer, recessed spotlights.

1st floor

Landing, access to the roof space, floored with light and power, roof window, eaves storage.

Roof space



Approached via a slingsby ladder, floored with light and power, roof window, eaves storage.

Bedroom 1 11'1 x 10'5 (3.38m x 3.18m)



Timber flooring.

Bedroom 2 11'5 x 10'5 (3.48m x 3.18m)



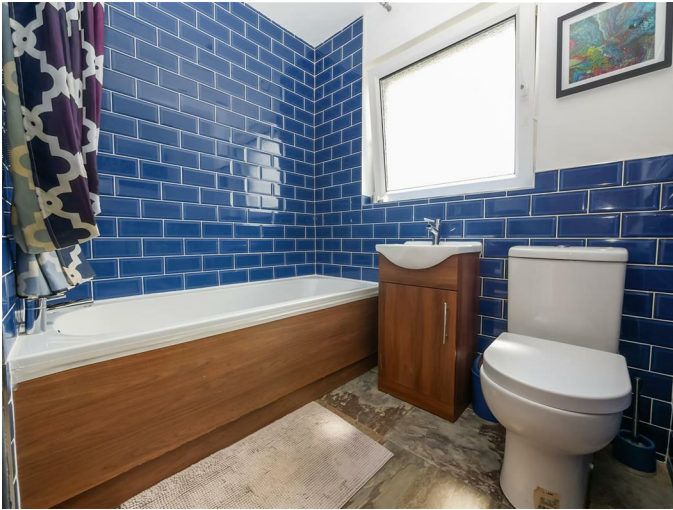
Timber flooring.

Bedroom 3 9'9 x 8'7 (2.97m x 2.62m)



Timber flooring, built in robes.

Bathroom 8'9 x 6'6 (2.67m x 1.98m)



White suite comprising wood panelled bath, mixer taps, Mira jump shower, low flush w/c, wash hand basin with storage below, part tiled walls, recessed spotlights, tiled floor, extractor fan, hot press.

Outside

Driveway to the side with off street parking leading to the detached garage.

Detached garage 19'2 x 9'0 (5.84m x 2.74m)



Up and over door, light and power.

Front gardens



Mature gardens to the front laid in lawn with well stocked flower beds.

Side gardens



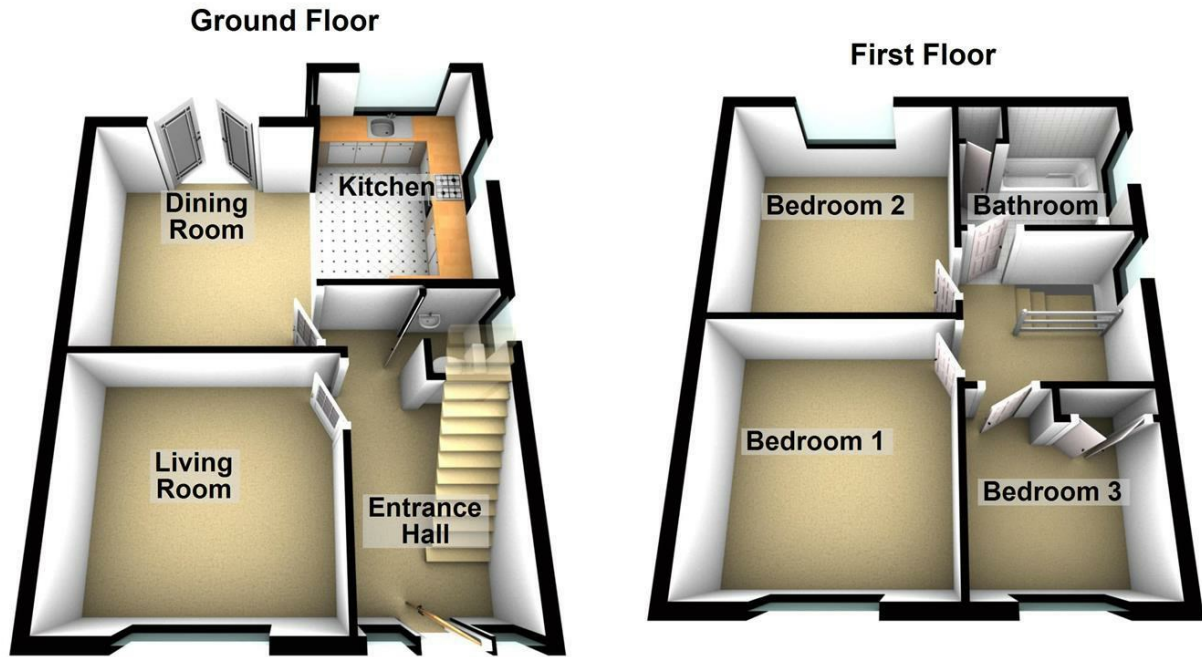
Gardens to the side laid in lawns with additional brick paved patio area, range of plants, trees and shrubs,

Rear gardens



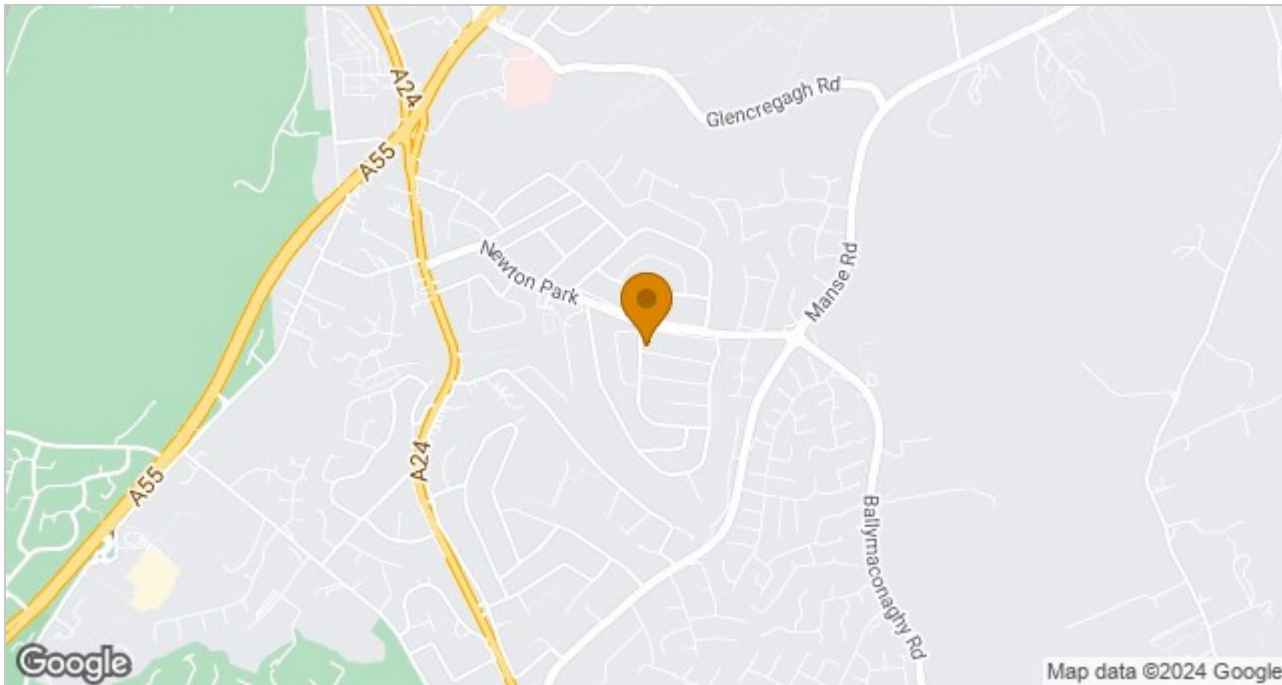
Raised gardens to the rear that the current owners use as part vegetable patch and an array of plants and shrubs. Outside tap and light. outside storage.

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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