

No 11 BALLYNAHINCH ROAD, CARRYDUFF BT8 8DN

CENTRAL HEATING: Oil fired heating is installed.

OUTSIDE: Extensive tarmac driveway with double entrance gates providing good parking and turning area. Access to a two car length car port.



GARDENS: Mature landscaped gardens with colourful and well screened boundaries. Lawn area to front, side and rear.

TENURE: Leasehold subject to an Annual Rent of £12-00.

RATES: We are verbally advised that the Capital Value used to calculate rates for the year 2007/2008 is £235,000-00 and the rate in the pound is 0.005479.

Residential Sales

**ALAN
NEWELL**
ESTATE AGENTS & VALUERS

The Property Professionals

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Occupying a large and very secluded site which is well screened from the main Ballynahinch Road this extended detached bungalow offers deceptively spacious family sized accommodation which benefits from a significant make over. Its location is excellent, central, on a public bus route with good access to leading schools in Belfast and other centres, close to local amenities including shopping. The mature site has ample parking and turning to front and a two car length car port to side. However it is internally where the changes are most noticeable with bright generous rooms including a magnificent open plan living room with dining space fronting the new kitchen. Potential exists for FOUR bedrooms, including one with ensuite shower room, plus a THIRD family room to the rear with French Door opening to the enclosed garden. Oil fired heating is installed, windows are Upvc double glazed and the interior has been re-fitted with semi solid wood flooring and new modern skirting board. Early inspection is recommended for full appreciation.

ASKING PRICE

OFFERS INVITED AROUND £450,000-00

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Accommodation comprises as follows:

ENTRANCE HALL:

A bright, spacious entrance hall with Upvc door and double glazed side screens. Ash semi solid wood flooring and new skirting.



CLOAKS:

Low flush w.c. and wall hung basin.

STUDY

6/6 x 6/6 with access to cloaks. Semi solid wood flooring to match. Pleasant aspect over front garden.

MAGNIFICENT LOUNGE:

21/6 x 12/0 with large picture window overlooking secluded front garden. Feature brick fireplace wall with inset gas fire and tiled hearth. Recessed alcove shelving and wall light points. Ash semi solid wood flooring and new skirting.



FAMILY ROOM

WITH DINING AREA:

21/6 x 8/6 with semi solid wood flooring and picture corner window overlooking rear garden. Open plan to:



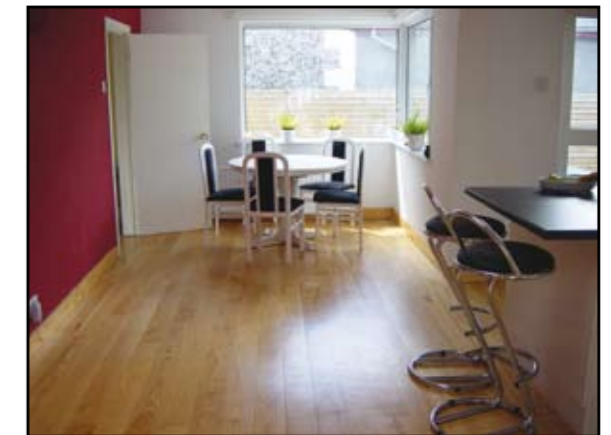
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MODERN KITCHEN:

13/0 x 10/0 extensive range of high and low level units with contrasting worktops and stainless steel trim. Island unit. Fitted appliances include a Diplomat 4 ring ceramic hob with stainless steel chimney extractor hood over, separate under oven. Concealed lighting. Plumbing for washing machine. Upvc glazed door to rear garden.



REAR HALL:

Leading to:

SITTING ROOM:

13/6 x 12/6 with semi solid wood flooring recessed ceiling lighting and French style patio door to garden.

BEDROOM (1):

11/0 x 10/0 with fitted wardrobe.

BEDROOM(2):

11/0 x 8/6 with fitted wardrobe.

BEDROOM(3):

13/0 X 10/7 with semi solid wood floor. Extensive wardrobe space incorporating vanity unit with high level cupboards over.

SUPERB BATHROOM:

9/0 x 7/3 fully tiled walls and tiled floor. Fashionable white suite comprising panelled bath with side mixer tap, pedestal wash hand basin with spray mixer tap, separate shower cubicle with Mira Sport electric shower unit and push button low flush w.c.



BEDROOM(4):

14/6 x 10/6 with semi solid wood floor.

ENSUITE:

Low flush w.c. pedestal wash hand basin and separate shower cubicle with Tritan T80 electric shower unit.