

Alan Newell

Estate Agents & Valuers

127 Ballynahinch Road,
Carryduff, Belfast BT8 8DP



A spacious detached bungalow of circa 1600 Sq Ft to include conservatory offering practical accommodation on both ground floor and into the first floor roof space which is approached by a fixed staircase. A pebble dashed property which occupies a mature site with excellent but yet enclosed main road frontage, it has a vehicle entrance from a shared laneway at the rear with access to on site car parking. Although requiring improvement and updating it has been priced accordingly and discerning viewers will be impressed by the number of and average size of rooms, great for any growing family as is its close proximity to public and school transport connections with a bus stop towards Belfast outside the door and the new outward going bus terminus positioned within yards along the A24. The property consists of THREE reception rooms, FOUR bedrooms and TWO bathrooms plus a ground floor cloak room, a spacious kitchen with separate useful utility room is also available. The majority of windows are double glazed and oil fired heating is installed. This is an excellent opportunity for someone to undertake an improvement project which is required to replace older style sanitary ware and kitchen units but when complete would enable them to appreciate a sizable detached family home in a semi rural setting with pleasant aspect towards rolling countryside and beyond. Early inspection is strongly recommended. EPC: E43/D63

Asking Price
Offers Around £169,000-00

Open porch with tiled step

L shaped Entrance Hall:
Chinese slate tiled floor.
Hardwood framed double glazed door.
Concealed staircase with spindled balustrades.

Cloakroom: 6'6" x 3'3"
(1.98m x 0.96m) with part tiled and remainder wood panelled walls, coloured suite comprising low flush W.C. and pedestal wash hand basin



Sitting Room: 18'0" x 11'10" (5.36m x 3.60m) with Bow window and pleasant outlook to front across the main A24. Stone and tiled low level fireplace with open coal fire Baxi grate. Moulded skirting board and ceiling cornice.



Generous Kitchen: 17'4" x 12'6" (5.28m x 3.81m) maximum with part tiled walls and range of floor and wall units with Oak doors including inset one and half bowl stainless steel sink top with mixer taps, electric cooker socket outlet, plumbing for automatic washing machine. Florescent strip light. Wooden framed double glazed door and side screen



Utility Room: 10'11" x 7'9" (3.33m x 2.36m) double drainer stainless steel sink top with mixer tap, range of floor and wall units. Windows front and rear into ceiling. Oil boiler.

Dining Room: 11'0" x 11'9" (3.29m x 3.29m) double doors with coloured glass panes leading to



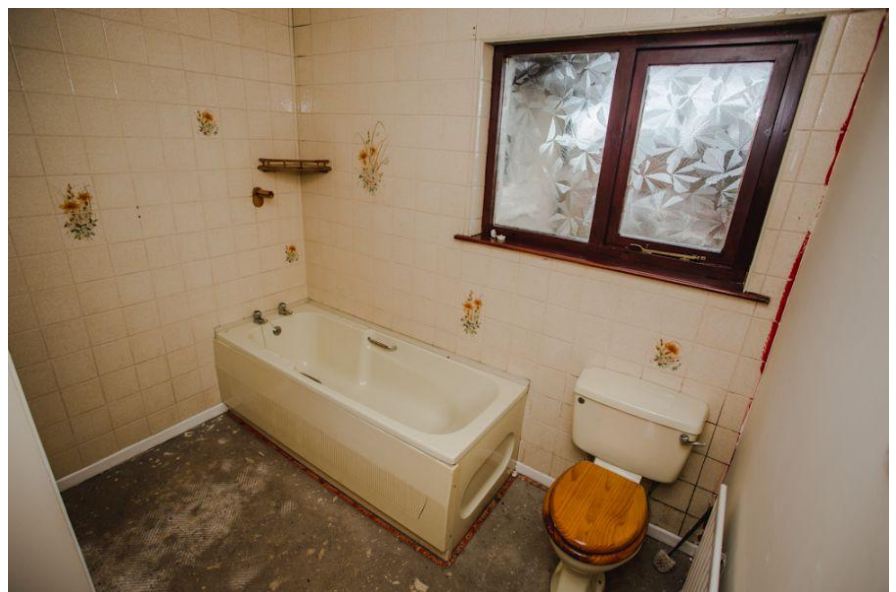
Conservatory: 10'9" x 10'8" (3.27m x 3.25m) with light and power. Tongue and groove wooden floor. Excellent south facing and open aspect. Access to enclosed garden

Bedroom 1: 12'6" x 9'10" (3.81m x 3.00m)

Bedroom 2: 10'5" x 8'10" (3.17m x 2.69m)



Bathroom: 8'4" x 8'2" (2.54m x 2.51m) maximum with part tiled walls, coloured suite comprising panelled bath with mixer taps, pedestal wash hand basin and low flush W.C. Separate shower cubicle with Therm mains operated shower unit.



First Floor

Landing: Hot press with copper cylinder and immersion heater, useful additional storage.

Bedroom 3: 14'9" average x 13'8" (4.55m x 4.16m) with under eaves storage. Wood laminate flooring.



Bedroom 4: 14'9" x 13'8" (4.69m x 4.19m) with wood block floor and under eaves storage.



First Floor Bathroom 2: 7'7" x 7'5" (2.32m x 2.26m) part tiled and remainder wood panelled walls, Velux roof window. Corner bath with mixer taps, low flush W.C. and pedestal wash hand basin. Chrome heated towel rail, shaver point.

Outside: Vehicle entrance to rear off shared laneway. Excellent on site car parking for several cars on brick brindled drive and behind closed gate.

Gardens to front and side in small lawn with mature shrub and tree boundary, rockery to rear.

RATES: Capital Value £240,000-00 as confirmed by the Land & Property Services web site making the Domestic rates payable to Lisburn & Castlereagh City Council as £1623-36 Rates payable for the year commencing 01 April 2015

Tenure: Leasehold

EPC: D43/C63

