

Alan Newell

Estate Agents & Valuers

Apartment No 1, 14 Hillsborough Road
Carrduff, Belfast BT8 8HR



This excellent ground floor, own door apartment with TWO bedrooms and TWO bathrooms is well situated on a level easily accessible site only a few minutes walk from the centre of Carrduff and local amenities. It is one of only four within a traditionally constructed purpose built two storey apartment block developed a few years ago which includes on site car parking within a walled site boundary and easy turning and access. Comprising excellent bright accommodation with front, side and rear window space all ideally positioned for sunshine during the day, comfortable thanks to high insulation qualities and an independent oil fired central heating system, with separate kitchen equipped with separate wood door cupboard kitchen and integrated appliances, two bathrooms including an ensuite shower room, upvc double glazed windows and front door (no rear access) and white panelled internal room doors. The property is tastefully decorated and most areas are either wooden floor or tiled surface overlay with moulded skirting and internal white panelled room doors. Outside an enclosed yard for bin storage with access to an external store. EPC: C74/C80

Asking Price
Offers Around £99,975-00

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Entrance Hall: with Upvc framed door, wood laminate flooring

Sitting Room: 16/5 x 12/11 with bow window to front plus side gable window. Wood laminate flooring. Free standing imitation fireplace with electric fire. Ceiling cornice.



Good Kitchen: 12/4 x 7/3 with part tiled walls and diagonally led tiled floor, range of oak high and low level units with contrasting worktops and inset stainless steel sink top with mixer tap, plumbing for washing machine. Integrated four ring electric hob with concealed extractor hood over and under electric oven. Integrated fridge. Space for casual dining.



Rear Hall: Wooden laminate floor leading to

Master Bedroom: 13/4 x 9/4 with wood laminate flooring.



Ensuite Shower Room: 9/4 x 2/7 with fully tiled walls, fitted shower tray with glazed doors and Mira Excel electric shower unit, pedestal wash hand basin with brass coloured taps, low flush W.C. Ceramic tiled floor.

Bedroom 2: 12/4 x 8/0 with gable window.

Main Bathroom: 7/4 x 4/11 with fully tiled walls and ceramic tiled floor. White suite comprising panelled bath with brass coloured telephone hand held shower mixer taps, pedestal wash hand basin and low flush W.C.



Central Heating: Oil fired heating is installed

Security: An intruder alarm is installed

Outside: Enclosed yard with storage for bins, access to other small store, oil boiler
 Ample car parking to front in common use with other residents

Tenure: Leasehold subject to an annual rent of £100-00

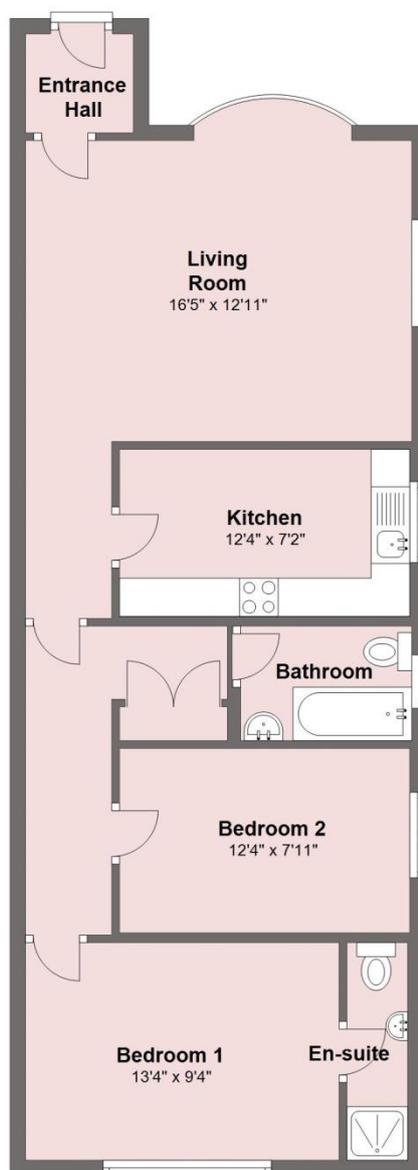
Capital Value: Land & Property services confirm the Capital Value as £110,000-00 making the domestic rates payable to Lisburn & Castlereagh City Council as £760-54

Service Charge:

EPC: C74/C80

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



Plan for illustrative purposes only
 Plan produced using PlanUp.

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