

# Alan Newell

## Estate Agents & Valuers

FOR SALE No 10 OAKWOOD HEIGHTS,  
CARRYDUFF BELFAST BT8 8SP



This cottage style detached bungalow with brick detached garage is ideally situated at the rear of this popular development where it enjoys a private aspect to rear across surrounding farm land on the edge of Carryduff. In a culdesac and with a pleasant outlook to front the bungalow of circa 1050 Sq Ft has enormous potential for future development within the domestic roof space, subject to survey and all necessary statutory approvals being available. Discerning purchasers will appreciate the many characteristics and features which this attractive home has to offer, tongue and groove timber flooring to all rooms, some with tiled covering, higher than average room ceilings, internal wood sheeted room doors and with a country style kitchen complete with pot bellied solid fuel stove, half stable door to rear and magnificent inglenook fireplace with slate hearth. Comprising THREE bedrooms, one with ensuite shower room. Windows are fitted with double glazed units and oil fired heating is installed. Early inspection is recommended for full appreciation. EPC: D63/C72

Asking Price: Offers Invited Around £190,000-00  
*Viewing By Appointment with our office Telephone 028 9081 2422*

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Enclosed Porch: 5/0 x 2/6 with hardwood entrance door and Chinese slate flooring, inner glazed door to

Spacious Entrance Hall: 23/0 x 5/0 with attractive wood panelled room doors and stained wood architraves and deep skirting board, tongue and groove timber flooring, high ceiling. Useful walk in cupboard space and separate hot press with copper tank and immersion heater.



Sitting Room: 18/0 x 13/0 with two windows to front with open aspect to front. Tongue and groove timber sheeted floor, attractive Inglenook fireplace with Chinese slate hearth, black ash canopy and dog grate suitable for open fire.

Country Style Kitchen/Snug: 16/0 x 13/0 maximum with feature beamed ceiling and tongue and groove timber floor, cast iron wood stove, range of light coloured high and low level units with matching work tops and inset one and half bowl stainless steel sink top with mixer tap, plumbing for washing machine, inset electric hob with electric under oven, half stable type wooden door opening to rear garden. Ample space for casual dining or family snug area.



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Master Bedroom: 11/6 x 11/3 with window to front

Ensuite Shower Room: 9/6 x 3/6 with part tiled splashback, shower cubicle with folding door and Aqualisa electric shower fitting, pedestal wash hand basin and low flush W.C. Wall mounted extractor fan. Black and white squared tiled effect flooring



Bedroom 2: 12/0 x 9/10 overlooking rear garden, stained tongue and groove flooring

Bedroom 3: 9/0 x 8/6 overlooking rear garden, stained tongue and groove flooring



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Family Bathroom: 9/9 x 6/6 with part tiled splashback, white suite comprising panelled bath with chrome coloured shower mixer telephone taps, pedestal wash hand basin with chrome taps and low flush W.C. Wall mounted extractor fan. Tiled flooring.



Roof Space: Useful domestic roof space area suitable for possible future development subject to site survey and obtaining all statutory approvals and other consent.

Central Heating: Oil fired heating is installed from a Trianco oil boiler.

Outside: Stone covered driveway with excellent off road parking fronting a large:

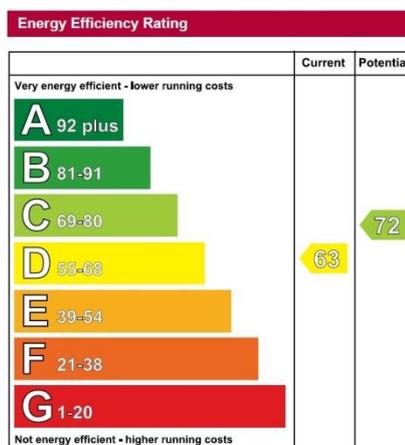
Detached Garage: 20/0 x 10/0 (approx.) with up and over door plus side pedestrian door, pitched roof, concrete floor.

Gardens: Mature well stocked gardens front and rear with a variety of shrubbery, trees etc and a pleasant open outlook to rear across countryside with a South/West sunny aspect.

Tenure: Leasehold subject to an Annual Rent of £40-00

Rates: Capital Value confirmed as £165,000-00 making the Domestic Rates payable to Lisburn and Castlereagh Borough Council for the year 2017/18 as £1,165-23

EPC: D63/C72



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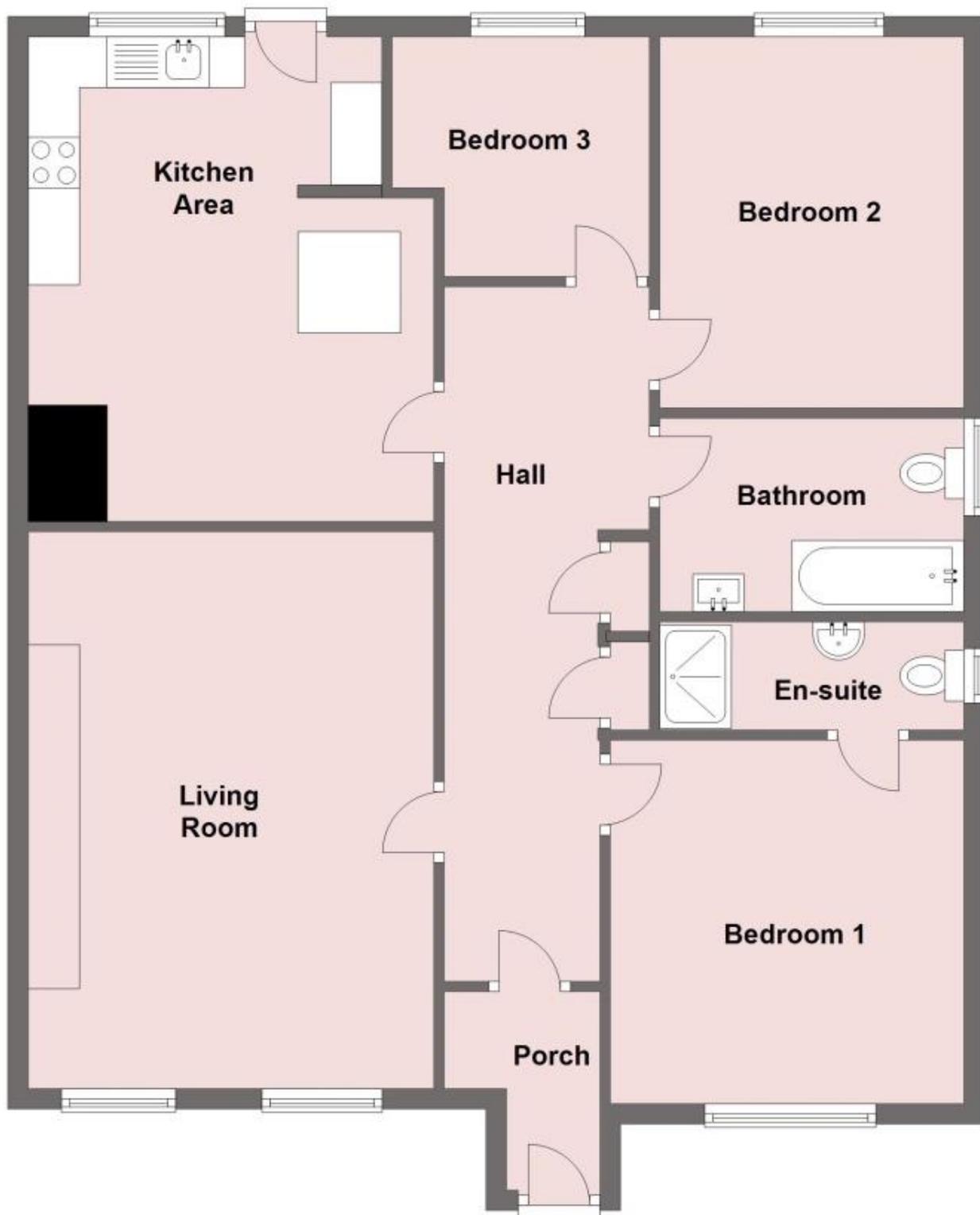
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## Ground Floor



Plan for illustrative purposes only  
Plan produced using PlanUp.

### 10 Oakwood Heights, Carryduff

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