

Alan Newell

Estate Agents & Valuers

No 10 QUEENS CRESCENT
CARRYDUFF BT8 8NU



This detached bungalow is ideally situated just a short stroll from Carryduff town centre and therefore only minutes away from local shops, other amenities and public transport connections. The property offers circa 1,500 Sq Ft of well-proportioned accommodation which could be adaptable as either living space or bedroom use depending upon individual requirements. A fixed stairwell leads to a large domestic roof space in which useful accommodation is available currently as storage, but which could, with some imagination, create additional much needed and affordable space for a growing family. Briefly the accommodation comprises of TWO reception areas including a conservatory, TWO ground floor bedrooms but with enormous potential to easily achieve more, a generous kitchen with space for dining, separate utility room and a 2nd W.C. with walk in shower cubicle in addition to the main bathroom. The property benefits from pleasing, easily maintained brick finish elevations and concrete tiled roof with the majority of windows double glazed including some large windows which have recently been re-fitted and Upvc external doors front and rear, it has newly installed Phoenix gas heating boiler, an integral garage and attractive brindled brick paved double width driveway to front for ample parking. Special features are numerous and include white panelled internal room doors to ground floor, wood laminate flooring and tiled surfaces to some rooms, open coal fire in the sitting room, country style kitchen with island breakfast bar and integrated appliances, white bathroom suite plus additional shower cubicle in separate cloakroom. Early inspection recommended for full appreciation. EPC: D55/C71

Asking Price: Offers Invited around £159,000-00
Viewing: By Appointment with our office telephone 028 9081 2422

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Open entrance Porch: with white Upvc double glazed entrance door and glazed side screen.

Spacious L shaped hallway with Oak strip flooring and direct access to mahogany stairwell with white panelled room doors of. Double cloaks cupboard.

Cloakroom: 8/6 x 3/3 with useful 2nd W.C and small wall hung wash basin, shower cubicle with tiled walls and Redring electric shower fitting.

Sitting Room: 19/9 x 11/0 A magnificent room with Oak click section wood flooring and Oak coloured moulded skirting board and most attractive marble fronted style fireplace with open grate and tiled hearth all with dark wood surround. Pleasant sunny outlook to front from a slightly elevated position.



Country Style Kitchen: 13/6 x 10/0 with tiled floor and part tiled walls, excellent range of Shaker style high and low level pine cupboards with pine knob handles all with contrasting wooden work tops including an inset stainless steel sink top and an island breakfast bar with matching cupboards, integrated appliances include an electric ceramic hob, Thor double eye level oven, integrated fridge. Wood laminate flooring. Ample space for kitchen table to suit casual dining. Access to



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Utility Room: 9/0 x 6/9 plumbing for washing machine, useful free standing storage space with high level window, new Upvc double glazed door to rear garden and direct access to integral garage.



Bedroom 1: 13/9 x 11/9 with wood laminate flooring, extensive floor to ceiling fitted wardrobes with solid sliding doors.



Bedroom 2/Living Room: 13/6 x 10/0 with wood effect flooring, useful cupboard space and side door access to

Conservatory: 10/0 x 7/0 with tiled floor and access to garden, ideally positioned for sunshine during the day



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Spacious Bathroom: 8/3 x 6/9 with tiled effect flooring and part tiled walls, white suite comprising pedestal wash hand basin with chrome taps, hidden low flush W.C. tiled panelled bath with chrome taps.

FIRST FLOOR

Approached by mahogany wooden staircase with turn leading to landing.

Store Room 1: 10/7 x 10/0 with wood laminate flooring, gable wall window, access to eaves storage

Store Room 2 : 12/6 x 11/9 maximum with dormer roof window to rear, limited access to

Store Room 3: 11/0 x 10/0 with Velux roof window at rear and access to eaves storage space.



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Central Heating: Phoenix Gas central heating has just recently been installed from a Worcester boiler located in the garage

Insulation: Roofspace and cavity wall insulation

Outside: Brick brinded driveway with double side by side off road car parking fronting the with concrete path to side and rear.

Integral Garage: 18/6 x 9/0 with up and over door plus rear access to utility room. Light and power points. Gable wall window.

Gardens: mature bordered gardens front and rear, slightly raised at rear with an extensive lawn area having a pleasant private aspect behind.

Tenure: Leasehold subject to an annual ground rent

Rates: Capital Value confirmed as £165,000-00 making the domestic rates payable to Lisburn and Castlereagh City Council as £1,165.23 for the year 2017/2018

EPC: D55/C71

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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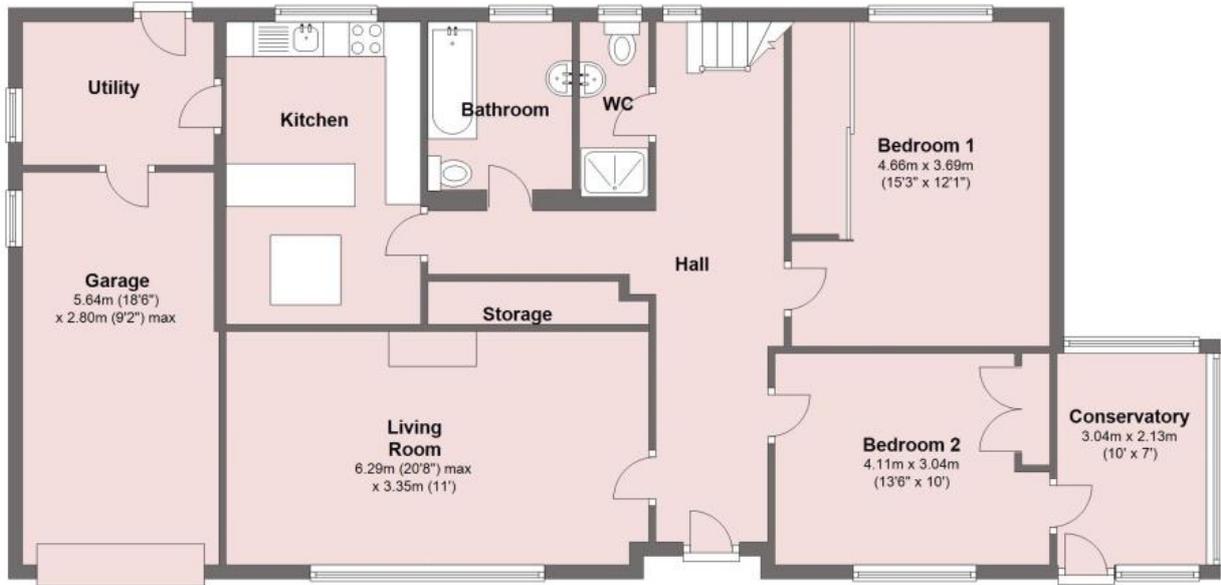
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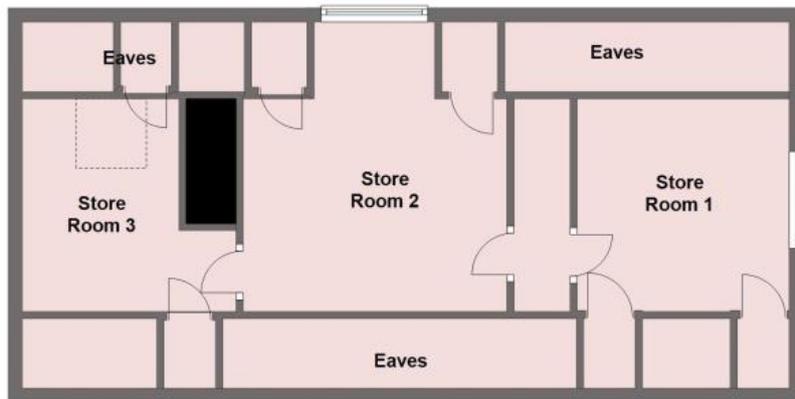


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Ground Floor



First Floor



Plan for illustrative purposes only
Plan produced using PlanUp.

10 Queens Crescent, Carryduff

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