

Alan Newell

Estate Agents & Valuers

No 207 BELFAST ROAD, CARRYDUFF
BELFAST BT8 8AS



A short distance from Carryduff along the main A7 arterial route to Saintfield and in a rural setting yet with such convenience, this beautifully renovated country style cottage will certainly catch the eye. A deceptively generous landscaped, level site of circa 0.65 acre with mature well screened boundaries, easy access and excellent parking and turning and with an extensive, private rear lawn which will have wide appeal. Quaint and compact, the cottage is single storey with a high pitched roof, it has mainly tiled surface or wood laminate floor coverings together with smooth plastered walls throughout painted in pastel colours all with an array of special features and characteristics not normally found in new homes today. These include higher than average ceilings some tongue and groove, some original timber sheathed and braced room doors, a very pleasant homely interior with living room complete with cast iron log burning stove and an open aspect to the deluxe modern kitchen, THREE bedrooms one of which could be a separate dining room and sizable superb shower room, oil fired central heating is installed. The cottage has Upvc double glazed windows and solid wood or Upvc external doors. Extensive renovation work was carried out a few years ago the results of which are clearly evident to see. This could be a home for a professional couple seeking a convenient rural location with space enough to extend or rebuild subject to all statutory approvals given the extensive external space to do so or alternatively suitable for anyone wanting to work from home who can make good use of the enlarged parking space including fronting a useful timber shed/workshop 24/0 x 11/0 with sliding door access plus additional storage space to side. Early inspection is recommended for full appreciation.
EPC: F30/E50

ASKING PRICE:

Offers around £169,950-00

VIEWING: By Appointment with our office

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Front Porch: Hardwood solid door with viewing panel.
Ceramic tiled flooring.



Living Room: 11/0 x 10/6 with matching tiled flooring.
Attractive country cottage style reclaimed brick and slate built fireplace with heavy wood mantle over and cast iron log burning room heater. High ceiling, pleasant open outlook to front. Timber sheeted and braced internal room door. Open aspect to kitchen.



Dining Room / Bedroom 3:
12/0 x 7/6 with high ceiling
and pleasant outlook to rear
over green fields



Superb Compact Kitchen: 8/0 x 7/0 with pleasant outlook to front. Excellent range of custom designed high and low level units with painted timber sheeted doors and walnut handle knobs all with pelmets and cornices, inset stainless steel sink top with mixer tap. Fitted appliances include integrated under work top fridge, Belling electric ceramic hob and Belling under electric oven with stainless steel chimney extractor hood over. Extensive contrasting work top space serviceable as breakfast bar. Tiled flooring to match living room.



Rear Hall: 7/6 x 3/6 extended tiled flooring to match. Solid Upvc rear door with viewing pane.

Bedroom 1: 10/6 x 10/0 with high ceiling. Built in airing cupboard. Timber sheeted and braced internal room door.

Bedroom 2 / Study: 10/0 x 8/0 with art deco corner positioned painted fireplace with front grate intact. Wood laminate flooring. Timber sheeted and braced internal room door.



Deluxe Shower Room: 7/6 x 5/9 with matching tiled floor and part tiled walls around corner positioned shower cubicle. Fashionable fittings including curved shower doors with Mira Jump electric shower unit. Vanitory unit containing wash hand basin with mono chrome mixer tap, low flush W.C. with push button control and concealed cistern. Wall mounted Intervent extractor fan.

Outside: External utility store with modern oil fired boiler, hot water storage tank and plumbing for washing machine.

Timber Shed: 24/0 x 11/0 with wooden floor and sliding access door

Additional storage

Parking: Ample parking both fronting the shed and behind the cottage towards the garden with easy turning.



Gardens: Extensive level lawn area in grass with mature boundaries all well screened from the main A7 road

Tenure: Freehold

Rates: Capital Value confirmed as £130,000-00 which means the Domestic Rates payable to Lisburn Castlereagh City Council for the year commencing 01 April 2016 are £898-82

EPC: F30/E50

