

**Alan
Newell**

**Estate Agents
& Valuers**

No 22 MEADOWVALE PARK, BALLYNAHINCH ROAD,
CARRYDUFF BT8



This is a TWO bedroom semi detached brick built bungalow which is well situated in a quiet residential cul-de-sac, yet within easy stroll of the Ballynahinch Road and therefore close to all local amenities in Carryduff. Some expenditure is required to complete, updating and a full re-decoration throughout presenting an excellent opportunity for a discerning purchaser to carry out that work and create a comfortable home the result of which should not be underestimated. Ideal as a First time purchase or for a couple/single person downsizing who can make best use of the compact and easily managed accommodation. The property benefits from having modern oil fired boiler and additional panelled radiators have been fitted to some rooms. It also has Upvc double glazed windows and pvc fascia and soffit boards ensuring low external maintenance. Although the bath has been removed in favour of a walk in shower a full bathroom with shower over could just as easily be re-installed if desired. Useful external storage and mature gardens front and rear with good off road parking are also significant features. This small bungalow has been realistically priced to sell and we recommend early viewing with confidence. EPC: E39/C76

ASKING PRICE:

OFFERS INVITED AROUND £89,000-00

DISPOSALS • ACQUISITIONS • MANAGEMENT • APPRAISALS • VALUATIONS

14b BALLYNAHINCH ROAD, CARRYDUFF, BELFAST BT8 8DN

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Entrance Hall: 9/0 x 3/0 plus 9/6 x 3/8 opening at side with wooden door and frame.

Sitting Room: 15/3 x part 12/6 and part 10/6 with large picture window to garden. Tiled fireplace and tiled hearth with open grate (not tested) and carved wooden surround.



Kitchen: 9/9 x 7/6 with tiled walls and tiled floor. Range of high and low level cupboards with contrasting worktops, including double drainer stainless steel sink unit with mixer taps. Electric cooker socket outlet. Hot press with copper cylinder and immersion heater.



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Bedroom 1: 10/6 x 8/0

Bedroom 2 or Dining
Room: 8/9 x 6/9

Shower Room: 6/1 x
5/6 with fully tiled
walls, walk in shower
with floor drain and
mains
shower attachment,
pedestal wash hand
basin and low flush
W.C.



Central Heating: Oil fired heating is installed.

Outside: hardcore driveway with good off road parking fronting double gates.

Useful wooden store

Gardens: enclosed mature gardens front and rear with private aspect at rear.

Tenure: Leasehold subject to an Annual Rent of £30-00

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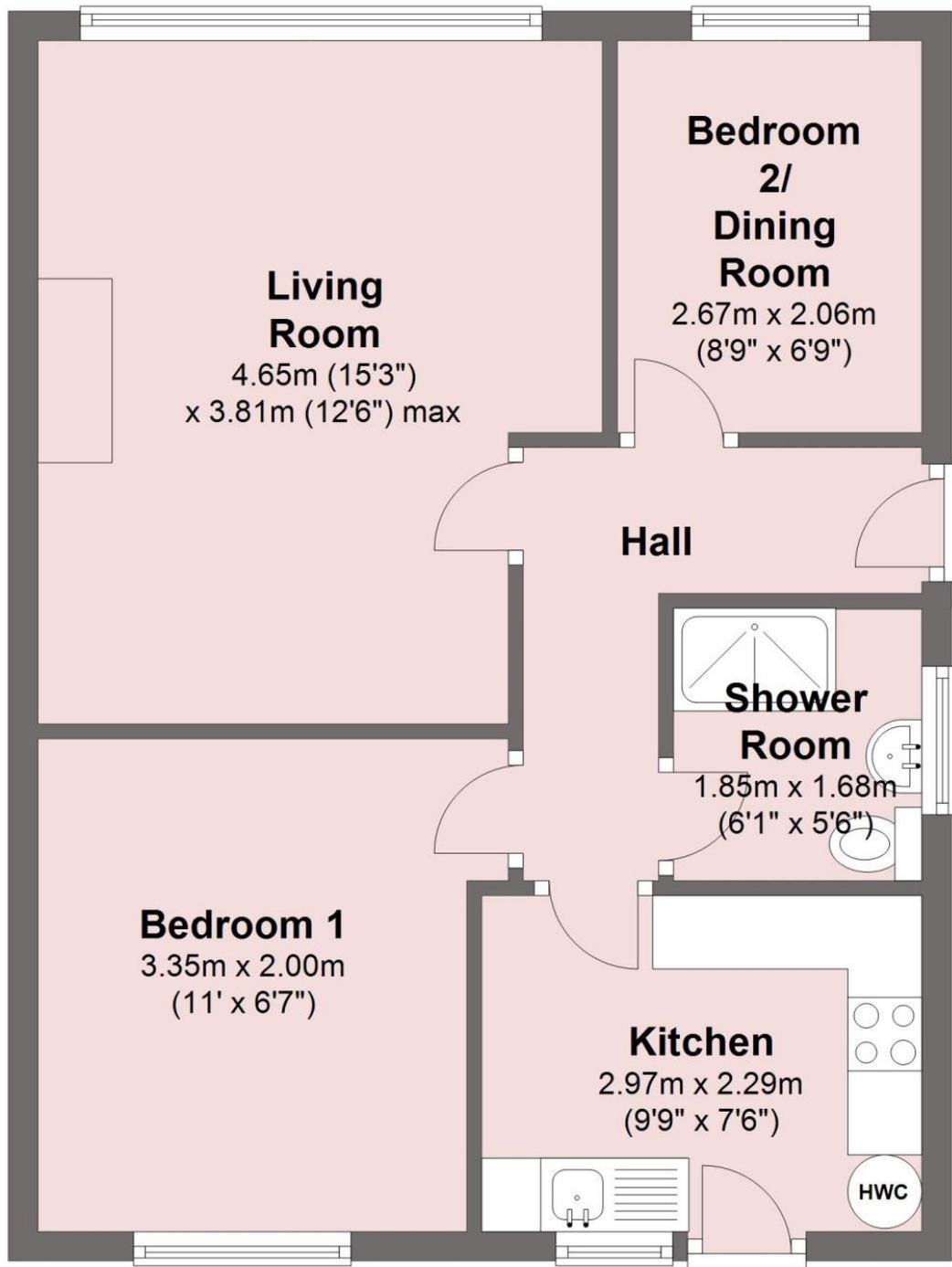
Capital Value: Land & Property Services web site confirm a capital value of £97,500-00 and we understand that the amount of domestic rates payable for the year commencing 01 April 2017 is £688-55

EPC: E39/C76

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(33-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Ground Floor



Plan for illustrative purposes only
Plan produced using PlanUp.

22 Meadowvale Park

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