

# Alan Newell

## Estate Agents & Valuers

No 24 QUEENSFORT PARK SOUTH  
CARRYDUFF BT8 8NH



This excellent detached bungalow of circa 1,200 Square Feet including integral garage (cavity wall construction) occupies a gently elevated, generously enclosed, corner site with mature gardens to front, side and rear. Of interest to discerning purchasers seeking to relocate, downsize or even extend and plan for the future by utilizing the useful space available, including a practical domestic roof space area. While the property requires some updating the present layout of accommodation is extremely well proportioned with enormous potential which has been carefully reflected in the realistic asking price. The bungalow benefits from having Phoenix gas central heating and Upvc double glazing plus cavity wall insulation. Comprising briefly of entrance hall, generous living room with windows to front and side, compact square kitchen with original fittings, three bedrooms and bathroom with separate toilet. Early viewing advised for full appreciation. EPC: E48/D67

Asking Price:

Offers Invited Around £149,500-00

**DISPOSALS • ACQUISITIONS • MANAGEMENT • APPRAISALS • VALUATIONS**

14b BALLYNAHINCH ROAD, CARRYDUFF, BELFAST BT8 8DN

TEL: 028 9081 2422 [www.alannewell.com](http://www.alannewell.com)

L Shaped Entrance Hall: part 11/1 x 5/3 and part 15/0 x 3/1 with wooden entrance door and glass pane, useful walk in cloaks cupboard.

Living Room: 22/0 x 11/6 with large window to front plus side gable window. Two ceiling light points and two double radiators. Tiled fireplace with matching hearth. Piped for gas fire. Serving hatch to kitchen.



Square Kitchen: 10/3 x 9/11 with part tiled walls and cushion floor covering. Range of white and powder blue formica fronted cupboards with aluminium trim and contrasting worktop, double drainer stainless steel sink top with mixer tap. Electric cooker socket outlet. Fluorescent strip light.



**DISPOSALS • ACQUISITIONS • MANAGEMENT • APPRAISALS • VALUATIONS**

14b BALLYNAHINCH ROAD, CARRYDUFF, BELFAST BT8 8DN

TEL: 028 9081 2422 [www.alannewell.com](http://www.alannewell.com)

Bedroom 1: 11/7 x 10/9 maximum

Bedroom 2: 11/0 x 8/10

Bedroom 3: 10/4 x 7/5 including narrow fitted wardrobe space with cupboards over

Bathroom: 8/3 x 5/9 with half tiled walls. White suite comprising panelled metal bath with chrome taps and pedestal wash hand basin with chrome taps. Recessed wall mounted bathroom cabinet with mirrored door. Cushion flooring

Separate W.C. 5/3 x 2/9 with half tiled walls and white low flush W.C. Cushion flooring



Hot Press: walk in hot press area with shelving, lagged copper cylinder and external immersion heater.

Domestic Roof Space: Approached by concealed stair and utilised as two store rooms each with radiators, rear roof windows both offering good storage or playroom space.

Central Heating: Phoenix gas central heating is installed, cavity wall insulation

Outside: Concrete driveway with double entrance gates leading to

Integral Garage: 22/6 x 8/5 with roller door plus rear pedestrian door, light and power.

Outside: Concrete flagged paths front, rear and side with access for bins etc.

**DISPOSALS • ACQUISITIONS • MANAGEMENT • APPRAISALS • VALUATIONS**

14b BALLYNAHINCH ROAD, CARRYDUFF, BELFAST BT8 8DN

TEL: 028 9081 2422 [www.alannewell.com](http://www.alannewell.com)

Gardens: Neat enclosed gardens front, side and rear laid in mature lawn. The stepped rear garden receives summer sun during the morning and afternoon.

Tenure: Leasehold subject to an Annual Rent of £10-00

Rateable Value: Land & Property Services web site confirm the Capital Value as £150,000-00 making the domestic rates payable £1,059-30 for the year commencing 01 April 2017.

EPC: E48/D67

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>67</b>
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



**DISPOSALS • ACQUISITIONS • MANAGEMENT • APPRAISALS • VALUATIONS**

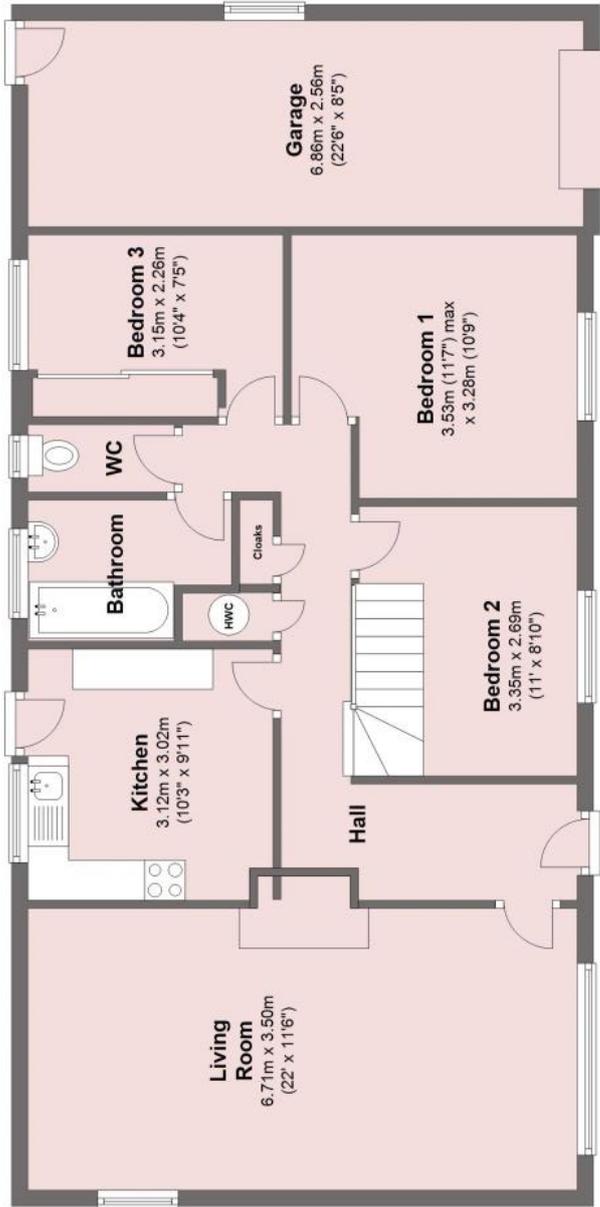
14b BALLYNAHINCH ROAD, CARRYDUFF, BELFAST BT8 8DN

TEL: 028 9081 2422 [www.alannewell.com](http://www.alannewell.com)

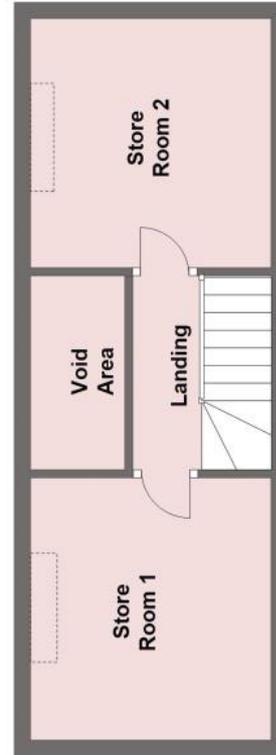


**DISPOSALS • ACQUISITIONS • MANAGEMENT • APPRAISALS • VALUATIONS**  
14b BALLYNAHINCH ROAD, CARRYDUFF, BELFAST BT8 8DN  
TEL: 028 9081 2422 [www.alannewell.com](http://www.alannewell.com)

## Ground Floor



## First Floor



Plan for illustrative purposes only  
Plan produced using PlanUp.

**24 Queensfort Park South**

**DISPOSALS • ACQUISITIONS • MANAGEMENT • APPRAISALS • VALUATIONS**

14b BALLYNAHINCH ROAD, CARRYDUFF, BELFAST BT8 8DN

TEL: 028 9081 2422 [www.alannewell.com](http://www.alannewell.com)