

Alan Newell

Estate Agents & Valuers

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No 25 BALLYNAHINCH ROAD
CARRYDUFF BT8 8DN



Occupying a generous corner site with road frontage to both Ballynahinch Road and Frankhill Park this detached bungalow offers potential as a project for extending, improving, altering or making alternative use of. It is well positioned close to the centre of the village, opposite the main shopping and customer service area, on a public bus route and on a level site. The present layout of TWO bedrooms could be extended, out or up, subject to site inspection, survey and obtaining all necessary statutory approvals which are required. Presently the property has TWO separate reception rooms each with its own fireplace and bay window, a compact bathroom and long kitchen with Oak door units and space to dine. Oil fired heating is installed and some storage space is available outside enclosed by the surrounding garden areas front, rear and side. Modernisation and updating is required and the property has been priced to enable further work to be carried out. Potential may also exist for investment purposes either as a residential let or perhaps for some commercial occupation subject to any necessary approvals which may be necessary. EPC: F11/D63

Asking Price
Offers Invited Around £125,000-00

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Covered Porch: Double mahogany wooden entrance doors with leaded glass windows, tongue and groove pine diagonally sheeted ceiling with light point.



Entrance Hall: spacious hall with space for stairs leading to future developed roof space, moulded and wood stained skirting board and six panelled wooden internal room doors, ceiling cornice. Reclaimed Oak strip flooring

Sitting Room: 15/4 x 11/11 into bay window. Oak strip flooring with dark inlay, moulded skirting with wood stain, most attractive marble and tiled fireplace with open coal fire grate and back boiler, carved wood surround with wall mounted bevelled edged mirror over. Wall light points. Deep ceiling cornice and centre ceiling rose, tongue and groove timber ceiling to bay window in hardwood double glazing.



Living Room: 11/10 x 10/1 into bay window. Attractive fireplace with marble slab hearth, tiled front and electric fire inset all with wood surround. Tongue and groove timber ceiling to bay window in hardwood double glazing.



Long Kitchen: 22/2 x 8/0 (maximum) part tiled walls and diagonally tiled flooring. Cottage style arrangement of Oak door high and low level units with contrasting worktops including a colour keyed inset one and half sink bowl with mixer tap. Set in worktop ceramic hob and under electric oven. Tongue and groove timber sheeted ceiling with eyeball lighting.



Bedroom 1: 11/9 x 10/1 with extensive wardrobe and cupboard space around bed area

Bedroom 2: 10/0 x 7/6 with glass pane door to hall



Bathroom: 8/3 x 5/9 part tiled walls, white suite comprising panelled bath with Aqualisa mains controlled shower over, pedestal wash hand basin and low flush W.C. all with brass coloured fittings. Separate hot press with copper cylinder and immersion heater.



Roof Space: Useful domestic roof space area possibly suitable for future development subject to site survey and obtaining all requisite statutory approvals. Similar properties located in the immediate vicinity have successfully created additional bedroom space

Central Heating: Oil fired heating is installed

Outside: Wide entrance gates leading from Ballynahinch Road to coloured pebble driveway fronting storage space at side and rear. Please note that the property has also return frontage to Frankhill Park offering possible additional/alternative vehicle entrance to the rear garden from Frankhill Park, subject to statutory approval.

Gardens: Enclosed gardens front, side and rear laid in lawn with mature well screened boundaries and access to covered storage and a timber framed workshop.



Tenure: Advised Freehold

Rates: Capital Value confirmed as £145,000-00 courtesy of Land & Property Services web site making the Domestic Rates payable to Lisburn Castelreagh City Council for the year commencing 01 April 2017 as £1,023-99

EPC: G11/D63

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		
(1-20)	G	11	
Not energy efficient - higher running costs			

Ground Floor



Plan for illustrative purposes only
Plan produced using PlanUp.

25 Ballynahinch Road