

Alan Newell

Estate Agents & Valuers

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No 578 SAINTFIELD ROAD
CARRYDUFF BT8 8BL



This pre-war, solid wall, red brick semi detached is situated on the main A24 Saintfield Road directly on a bus stop and close to Ivanhoe from where it enjoys a spectacular outlook across Carryduff reservoir with open countryside beyond. Indeed both the principal living room and main bedroom have quite magnificent aspects to front. An older property and a project, requiring considerable repair and home improvement but with enormous potential and the scope to become a well appointed property in a highly sought after mature and convenient residential area. The present accommodation is TWO bedrooms both of which are on the first floor with a generous sized bathroom return. The ground floor provides a through lounge with windows front and rear and a sizable kitchen area. Phoenix gas central heating is installed and the majority of windows are Upvc framed and double glazed. The property benefits from having off road car parking and a long driveway leading to a garage/store right at the back of the rear garden. The garden area itself is also a good size. However, discerning inquirers must note that immediate expenditure will be required to tackle a raft of issues such as updating the electrical installation, dealing with damp, general building work and refitting the kitchen compartment in particular. The property is being sold as seen and is unlikely to qualify for a substantive mortgage in its present condition.
EPC: E54/D58

ASKING PRICE
CASH Offers Around £90,000-00

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Enclosed Porch: Oak grain Upvc solid entrance door and frame, tiled floor

Entrance Hall: Inner glass pane door

Through Living Room: 21/6 x 10/6 into bay window and pleasant outlook to front. Wood laminate flooring, fireplace with open grate.

Kitchen Return: 10/9 x 9/6 with part tiled walls and tiled floor. Sink top. Upvc entrance door.

First Floor

Bedroom 1: 11/9 x 9/6 at front with two windows and pleasant outlook over reservoir. Wood laminate flooring.

Bedroom 2: 9/8 x 8/3 at rear

Bathroom Return: 9/6 x 9/4 with three windows. Part tiled walls. Suite comprising panelled bath with chrome taps, pedestal wash hand basin and low flush W.C. Separate shower cubicle with electric shower (not tested) Airing cupboard with Ideal Phoenix gas supplied boiler.

Central Heating: Phoenix gas boiler supplying heating

Outside: Long, part tarmac drive leading to garage/store at rear of garden.

Gardens: Enclosed gardens front and rear.

Tenure: Presume Leasehold subject to annual ground rent.

Rates: Capital Value noted as £120,000-00 courtesy of the Land & Property services web site Making the Domestic Rates payable to Lisburn Castlereagh City Council £811-68

EPC: E54/D58



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		