

Alan Newell

Estate Agents & Valuers

No 71 MILL ROAD, PURDYSBURN
CARRYDUFF, BELFAST BT8 8HL



This most attractive comfortable detached bungalow with extended accommodation occupies an enclosed, mature site of circa 0.2 acre with extensive side garden, pleasant outlook and excellent off road car parking fronting a detached garage. It is most conveniently located a short distance off the Mealough Road and a short drive from local amenities in Carryduff or public transport connections on the main A24 Saintfield Road. This is a rural position although the bungalow is neither isolated nor remote and from it excellent views and open aspects can be enjoyed across adjoining countryside. Overall the property, which has been very well maintained and tastefully presented is suitable for immediate occupation and the present internal arrangement of circa 950 Sq Ft which has TWO reception and TWO bedrooms, offers considerable potential for further development subject to site survey and all necessary statutory approvals. Special features include, solid floor construction throughout, block built internal room walls and smooth plastered ceilings, oil fired central heating plus open coal fire with back boiler (not tested) excellent working kitchen with comprehensive range of units and space for dining, modern three piece bathroom suite, small concealed rear conservatory area, concrete pedestrian ramp to front door and easy access to rear from driveway, hardwood double glazed windows. Early inspection advised for full appreciation.

Asking Price: Offers Around £195,000-00

DISPOSALS • ACQUISITIONS • MANAGEMENT • APPRAISALS • VALUATIONS

14b BALLYNAHINCH ROAD, CARRYDUFF, BELFAST BT8 8DN

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Hardwood sheeted timber entrance door with viewing pane

Entrance Hall: 21/3 x 3/9 with ceiling cornice

Sitting Room: 11/6 x 11/0 into bay window with pleasant outlook. Wall light points. Feature coloured stone slimline fireplace with tiled hearth, wooden mantle and open coal fire with domestic boiler behind (not tested)



Living Room or Bedroom 3: 11/6 x 10/9 into bay window with pleasant outlook



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Superb Kitchen: 12/6 x 10/1 with part tiled walls, window to rear and window to side with pleasant outlook over side garden, extensive range of modern high and low level cupboards with grey and white pre painted doors complete with pelmets and contrasting worktops including an inset stainless steel sink top with chrome mixer tap. Integrated electric ceramic hob with electric Whirlpool oven under, concealed extractor hood, space for under workshop fridge and matching freezer, plumbing for washing machine, space for dining.



Short Rear Hall

Conservatory: 9/0 x 7/0 with tiled floor and tongue and groove wood panelled walls



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Bedroom 1: 11/0 x 10/4 with window overlooking garden

Bedroom 2: 11/0 x 10/3

Modern Bathroom: 8/3 x 5/9 with fully tiled walls and grey suite comprising panelled bath with chrome taps, pedestal wash hand basin with chrome taps, low flush W.C. Hot Press with copper cylinder and Willis type immersion heater.



Central Heating: Oil fired central heating is installed with boiler in the garage

Roof Space: Useful domestic roof space area with good head height and open area with purlin roof support and felt underlay to main structure, insulated and extensively floored. light point. Suitable for further development subject to site survey and all necessary statutory approvals.

Outside: Extensive concrete surfaced car parking and driveway behind entrance pillars and galvanised double gates. Concrete area to rear and path to side. Purpose designed concrete pedestrian ramp to front door for easy access with guard rail.

Detached Garage: 19/0 x 9/0 matching finish with pitched roof and concrete block wall construction, light and power points, up and over vehicle door plus side pedestrian door.

Gardens: Enclosed mature gardens front, rear and side with lawn area to side only.

Tenure: FREEHOLD

Rates: Capital Value confirmed by Land & Property Services web site as £150,000-00 we understand that the domestic rates payable for the year commencing 01 April 2018 are £1,100-10.

EPC: F30/D60

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			

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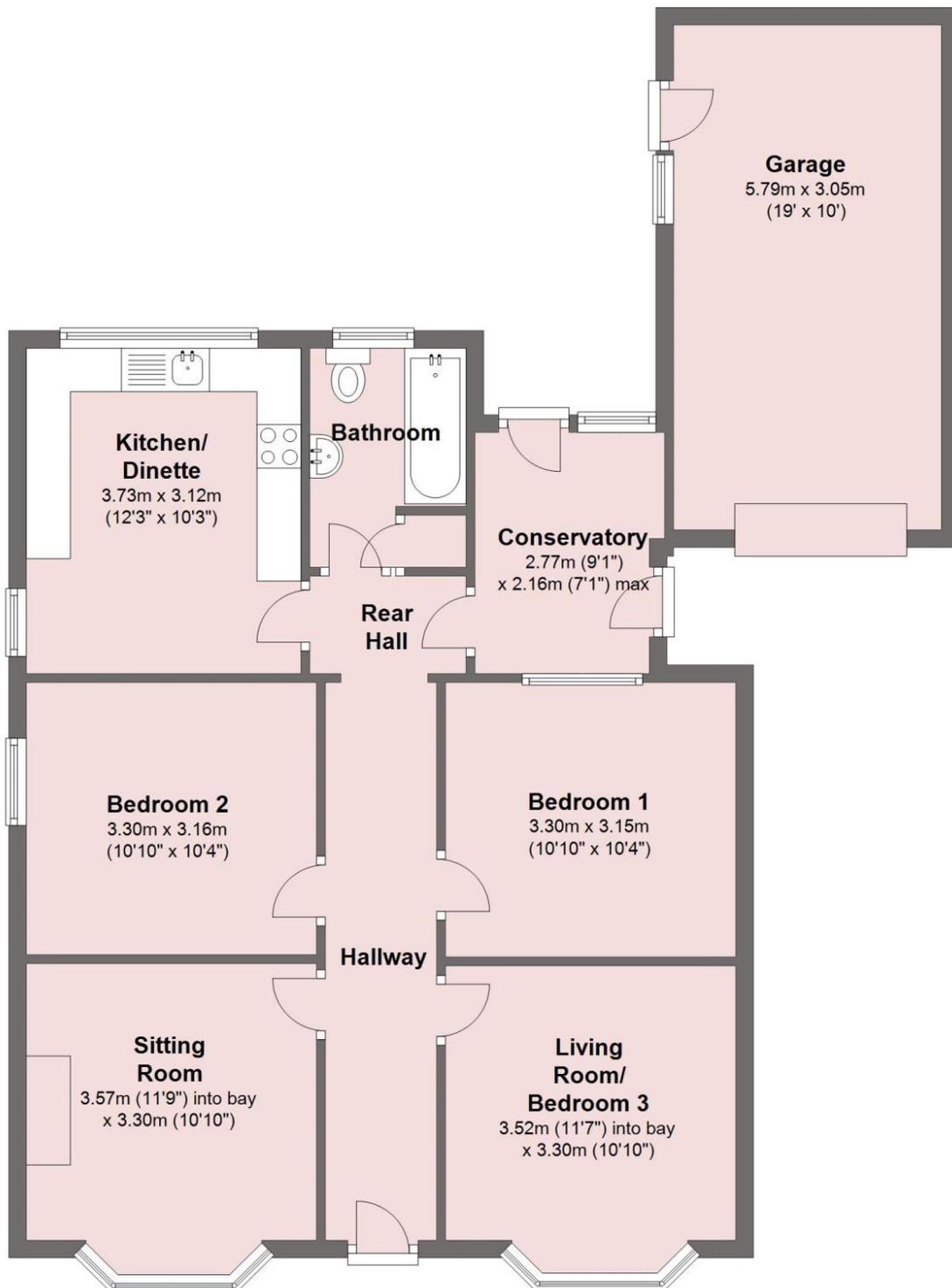


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Ground Floor



Plan for illustrative purposes only
Plan produced using PlanUp.

71 Mill Road

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