

No 8 CARLTON HILLS,
BARONSCOURT, CARRYDUFF BT8 8BZ



A well-appointed detached chalet style home which occupies a mature, private corner position in a popular residential neighbourhood just off the main Saintfield Road (A24), and close to local amenities, schools, churches and other facilities that Carryduff has to offer. This is an excellent family sized home of approx 2100 Sq Ft with generous well-proportioned rooms, many fine features and very useful storage. Indeed the level of appointment throughout is clearly evident all complimented by a modern choice of sanitary ware including a cloakroom and bathroom on each floor, magnificent solid wood door kitchen with an extensive range of custom designed units including a centre island piece, marble worktops and an array of integrated appliances. Many rooms have recessed ceiling lighting, ground floor rooms natural solid wood panelled internal or glass pane doors, the property is piped for two gas fires in addition to the oil fired central heating. Discerning viewers will appreciate the practical layout with living room options which include a fine conservatory to the rear, FOUR sizable bedrooms including two on the ground floor and the useful walk in storage space and large roof void which could provide further potential for development subject to all necessary consents and site survey. A two car length garage is attached with direct undercover access to the bungalow. Early inspection is recommended for full appreciation. EPC: E39/C69

Asking Price
Offers Over £250,000-00

Open Porch: Tiled steps and upvc clad ceiling. Hardwood entrance door with glass pane and glazed side screen.

Spacious L shaped Hall: 16/9 x 6/0 (part) with plaster ceiling cornice and ceiling rose. Useful under stairs cloaks and storage space.

Cloakroom: 7/6 x 2/9 with wall mounted modern timber panelling, fashionable white suite comprising close coupled low flush W.C. with push button cistern, vanity unit with inset basin, chrome spray mixer taps and splash back with illuminated mirror.



Sitting Room: 17/9 x 12/6 and excellent room with papered ceiling, recessed marble tiled fireplace with tiled hearth and dark wood surround piped for gas fire, wall light points.



Living Room: 14/3 x 10/8 to the rear with ceiling cornice and glass pane door to hall. Modern marble tiled fireplace with matching hearth and wood surround piped for gas fire. Aluminium framed double glazed sliding patio doors opening to:

Attractive Conservatory: 12/0 x 10/0 with ceramic tiled floor and central heating radiator, double door access to raised timber deck area within a private landscaped garden.



Superb Kitchen/Dining: 23/0 x part 13/11 and part 11/1 with ceramic tiled floor. Well fitted with custom designed extensive range of solid wood high and low level units all with pelmets and cornices and recessed lighting over window, to include glass fronted illuminated display units all with black marble worktops. Separate centre island unit with matching cupboards, drawers and worktop. Inset one and half cut sink bowl with separate mixer tap plus additional low level circular sink bowl with mixer tap. Integrated appliances include Bosch ceramic electric hob with Elica stainless steel extractor hood, low level integrated AEG oven, integrated Hotpoint upright fridge with separate freezer under, integrated Hotpoint dishwasher. Wall mounted upright painted radiator. French doors opening to rear decking. Separate access to integral garage.





Bedroom 3: 13/4 x 10/8 inclusive of wall length fitted wardrobes with mirrored doors.

Bedroom 4: 9/8 x 8/6

Luxury Bathroom: 10/8 x 7/9 with fully tiled walls and ceramic tiled flooring including walk in wet shower area with floor drain. Fashionable suite comprising corner bath with offset mounted chrome mixer taps, wall hung modern wash basin with chrome mixer tap, close coupled low flush W.C. with push button cistern, spacious walk in wet area with Triton Aspirante electric shower and fixed screen. High level wall mounted painted towel radiator. Separate hot press with insulated copper cylinder.



First Floor: Approached by concealed staircase with spindled balustrades and matching landing over.

Landing: 11/9 x 6/0

Master Bedroom: 13/10 x 13/6 with side wall window.

Walk in wardrobe: 4/9 x 3/9 with light point





Bedroom 2: 13/10 x 11/7 with Velux roof window

Walk in wardrobe: 6/6 x 3/9 with light point

Access to Roof Void storage: 11/6 x 8/0 not plastered or finished out, light point.

First Floor Shower Room: 10/6 x part 5/10 and part 3/0 with part modern timber panelling,

fashionable white suite comprising corner positioned shower cubicle with easy wash wipe wall cladding and curved sliding door, Heatstore Aqua Plus electric shower unit, vanity unit with oval basin spray mixer taps and mirrored splash back with illumination, low flush W.C. with push button control and wall mounted chrome heated towel rail.

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

Security: An intruder alarm is installed

Integral Garage: 35/0 length x part 8/8 and part widening to 11/0 automatically operated roller door access. Useful utility area at rear of garage with sink basin, hot and cold water supply and plumbing for washing machine. Rear door to enclosed garden.

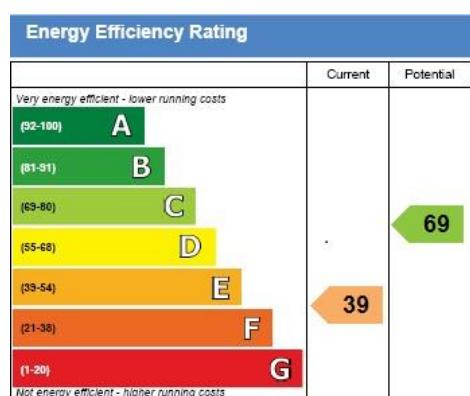
Extensive brick brindled driveway and forecourt to front with easy off road parking for a number of vehicles.

Gardens: Landscaped gardens front and rear laid in lawn with a variety of colourful shrubs and plants formed to screen the site. Enclosed garden area at rear with tanadized timber deck area all South facing and ideal for afternoon and evening sunshine.

Tenure: Leasehold on a long lease subject to an Annual Rent of £40-00

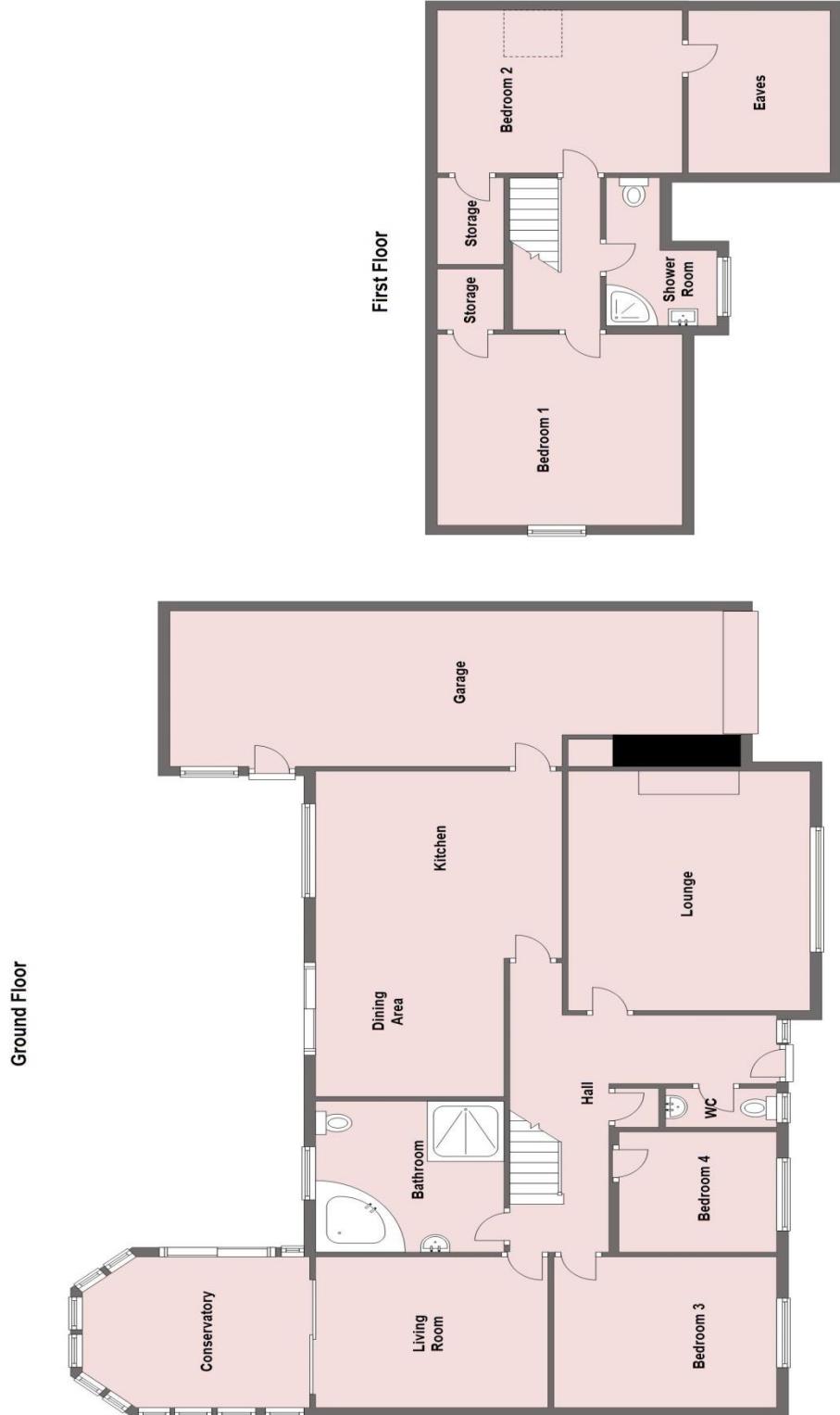
Rates: Capital Value confirmed by Land & Property Services as £270,000-00 at time of marketing the Domestic Rates for Lisburn and Castlereagh City Council had still to be determined.

EPC: E39/C69





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8 Carlton Hills, Carryduff