

Alan Newell

Estate Agents & Valuers

No 8 MOURNE VIEW,
MANSE ROAD, CARRYDUFF BT8 8BJ



Privately tucked away in this small residential culdesac this is a compact detached bungalow with well screened and manageable garden space, matching brick garage and convenient parking with easy access to front. Mourne View is a settled area where properties rarely become available, it is close to the parish, the primary school and Carryduff is just a short drive away. Pleasing maintenance free brick elevations with white Upvc double glazed windows and a contrasting front door and a concrete tiled roof. Whilst requiring some updating and home improvement, the accommodation comprising THREE bedrooms will have wide appeal and the property has been priced accordingly. Special features include a generous sitting room with more than one window and piped for gas fire, generous sized kitchen with oven and hob, built in wardrobes in two of the bedrooms, Phoenix gas central heating from a Worcester gas boiler. Early inspection strongly recommended.

EPC: D58/ D67

Asking Price: Offers Invited Around £149,500-00

Viewing: By Appointment with our office

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14b BALLYNAHINCH ROAD, CARRYDUFF, BELFAST BT8 8DN

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Entrance Hall: mahogany upvc door and side screen

Living Room: 21/4 x 10/5 bright spacious room with front window plus gable window, private outlook to side and open aspect to front. Ceiling cornice, gas fire



Kitchen: 12/11 x 10/3 with cushion floor and partially tiled walls, cream door fronted high and low level units with wooden contrasting worktops, Ignis gas hob and extractor overhead fan, integrated Gorenje double oven, one and a half sink with mixer tap and draining board, space for appliance, separate storage cupboard



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Bedroom 1: 13/0 x 7/1 with built in wardrobe

Bedroom 2: 10/0 x 9/11 with built in wardrobe

Bedroom 3: 8/0 x 9/1

Bathroom: 6/4 x 5/9 fully tiled cream wall tiles and cushion floor. White suite comprising low flush w.c, pedestal w.h.b with storage under, white panelled bath with mixer taps and shower attachment taps



Hot Press: Hot water storage cylinder and useful storage over

Domestic Roofspace: limited headroom, partially floored with slingsby ladder for access. Insulated.

Central Heating: Phoenix gas central heating is installed with a Worcester boiler (located in garage)

Outside: Concrete flagged driveway with space to park leading to matching brick Garage, flagged path front and rear

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Gardens: Lower level garden space in grass with privacy and well screened boundaries. Flagged pathed area to front with screened boundary.

Detached Garage: 20/3 x 9/6 up and over door plus side pedestrian door, light and power

Tenure: Leasehold Subject to an Annual Ground Rent

Rateable Value: Land & Property Services web site confirm the Capital Value as £160,000-00 making the domestic rates payable £1,129-92 for the year commencing 01 April 2017.

EPC: D58/D67

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82-100) A		
(61-81) B		
(53-60) C		
(55-68) D	58	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

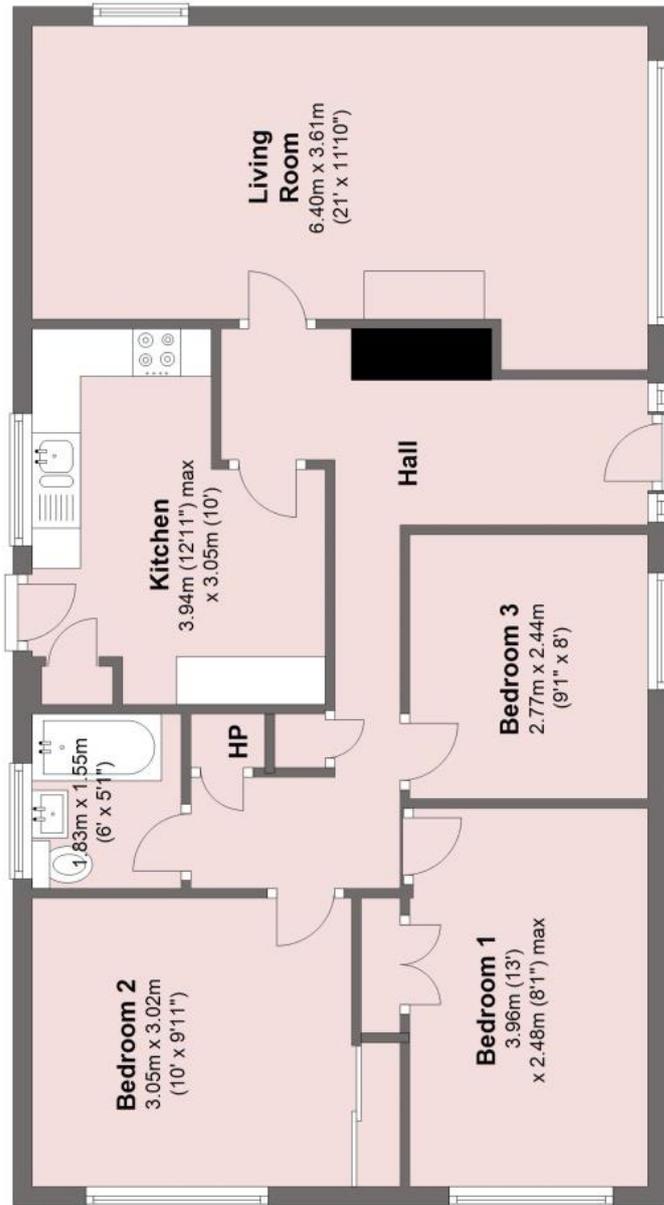


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Ground Floor



Plan for illustrative purposes only
Plan produced using PlanUp.

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