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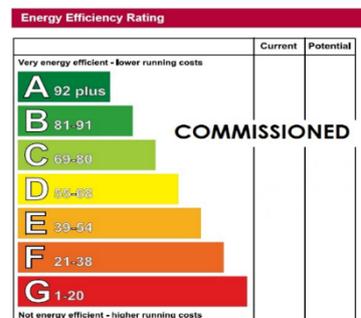
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No 55 Ivanhoe Avenue, Saintfield Road, Carryduff BT8 8BW



Situated on an elevated site with some commanding views including towards the Carryduff sports complex “Lets Go Hydro” a widely popular water complex, this attractive brick and rendered built detached bungalow with garage is ideally positioned in a short, if quiet and most mature residential culdesac comprising similar styled homes, this one enjoys a particularly private rural aspect to rear. For the family it is only a short distance to St Joseph’s Primary school and a mere stroll from public transport connections into Belfast and other areas, for those downsizing having all the living accommodation on one level will have much appeal, however the initial approach is via external steps. The accommodation is both tastefully presented and well planned offering two separate reception rooms, a modern kitchen with integrated appliances, THREE bedrooms plus a well appointed modern shower room (no bath). Distinctive features are numerous, good bright rooms thanks to extensive window space, wood laminated flooring to some rooms, wood panelled internal room doors, with contrasting moulded skirting boards, Upvc double glazed windows, Phoenix gas central heating from a Worcester gas fired boiler, Scrabo stone built fireplace in living room with possible potential for open coal grate (not tested). Early viewing is recommended for full appreciation.



Asking Price: OFFERS INVITED AROUND £159,000-00

Entrance Hall: 13/6 x 5/2 with Upvc plain glazed entrance door and side frame. Ceiling cornice. Useful cloaks storage cupboard.



Excellent Lounge: 16/3 x 11/4 with large window to front and pleasant outlook from an elevated position towards and beyond the expanse of water used by Let' Go Hydro. Scrabo stone built fireplace extending into alcove with wooden mantle and tiled hearth. Ceiling cornice. Picture light points.





Rear Hall : 16/8 x 2/10 with cupboard housing Worcester Gas Boiler

Dining Room: 10/8 x 9/3 with ceiling cornice, wood laminate flooring. Access to



Modern Kitchen: 9/6 x 9/1 with tiled walls and carpet tiled flooring. Private outlook to rear. Range of light cream coloured shaker style floor and wall units with pelmets and cornices, contrasting extensive area of wood effect worktops including an inset stainless steel sink top with single drainer and mono mixer tap. Integrated gas four ring hob with concealed extractor hood over and Candy under electric oven. Integrated upright fridge and freezer, plumbing for washing machine. Upvc framed and glazed door to rear.



Bedroom 1: 12/0 x 11/9 to front with pleasant open outlook. Wood laminate flooring, original built in wardrobe plus floor to ceiling mounted wardrobes with mirrored sliding doors.



Bedroom 2: 10/10 x 8/3 with wood laminate flooring with walk in cupboard/wardrobe



Bedroom 3: 9/0 x 7/4 with outlook to rear



Modern Shower Room: 7/3 x 6/4 with easy wash wipe walling, tongue and groove pvc ceiling and cushion floor covering. Refitted with modern white suite comprising glass screen corner shower quadrant with sliding doors and mains operated shower attachment, slimline pedestal square wash hand basin with chrome mono tap, close coupled low flush W.C. with push button cistern control. Illuminated bathroom cabinet with mirrored doors, chrome wall mounted towel radiator.





Central Heating: Phoenix Gas central heating is installed

Security: An alarm system is installed

Outside: Tarmac driveway leading up to



Detached Garage: 18/8 x 9/10 with pitched roof, up and over door plus pedestrian door light and power points. Concrete surfaced yard and extensive crazy paved patio area to rear (limited vehicle access restricted to top of driveway presently)



Gardens: Mature garden and greenery space to front and upper side with limited rockery fronting adjoining agricultural land aspect to rear.





Tenure: Leasehold (on a long lease) subject to an annual rent of £20-00 approximately

Rates: Land and Property Services web site confirm the Capital Value as £160,000-00 with Domestic Rates charged by Lisburn & Castlereagh City Council for the year commencing 01 April 2022 being £1,255-52

EPC: Commissioned.