



Estate Agents & Valuers

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No 4 LOUGH BEG PARK
Just Off Hillsborough Road (B178)
Carryduff, Belfast BT8 8PE



This is a superbly presented detached bungalow which enjoys an excellent level position on a mature and enclosed site. An attractive property, most convenient to the centre of the village and therefore within easy walking distance to local shops including the new proposed Lidl store, other amenities including GP surgery, pharmacy and library etc. The practical layout, all on one level, is ideal for anyone downsizing, seeking more easily managed accommodation and low maintenance exterior. The gardens are a particularly pleasant feature, screened, well planted and not overlooked and the position of the attached garage, set back on a tarmac driveway to the side of the bungalow provides good security with that welcome peace of mind. External maintenance is minimal with Upvc white framed double-glazed windows and main external doors, Upvc clad fascia boards and soffits. Comprising THREE bedrooms with useful storage space and practical shower room (no bath) with large shower cubicle, oak stained panelled internal room doors, excellent living room benefiting from two separate windows, plus a spacious modern kitchen with island breakfast bar and a bright dining space. Early inspection is recommended for full appreciation. EPC: D55/C72

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

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Entrance hall: 10/8 x 5/3 part and remainder 10/6 x 3/0 with side entrance door with bright welcoming L shaped hallway, ceiling cornice and wall light points. Glazed white Upvc entrance door and matching side panel with leaded glass.



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Excellent Living Room: 14/11 x 10/11 with two separate windows including a high-level gable window and two radiators. Ceiling cornice, marble tiled fireplace with matching tiled hearth and wooden surround with electric inset fire. Glass pane door leading to:



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Excellent kitchen and dining area: 21/0 x 8/8 part panelled walls with cushion flooring to kitchen area and laminate flooring to dining area. Range of high and low level modern wooden shaker style units with pelmets and cornices and all with contrasting work tops including one and half bowl inset stainless steel sink top with mixer tap.



Space for slot in fridge and slot in cooker with extractor fan over. Plumbed for washing machine. Space for dining table and pleasant outlook to front and side garden. Upvc door to rear.



Bedroom 1: 11/11 x 8/11 ceiling cornice



Bedroom 2: 10/9 x 9/0 to rear with recessed wardrobe and ceiling cornice



Bedroom 3: 8/2 x 7/6 with modern wooden wardrobe plus integrated cupboard.



Modern Shower Room: 8/9 x 5/9 with Upvc sheeted wall wash wipe panelling, large 1200 shower cubicle with fixed side screen plus sliding door and floor drain, Triton Bewitch electric shower fitting. Vanitory unit with wash hand basin, chrome mono mixer tap and storage under, and close coupled low flush W.C. wall mounted chrome heated towel rail. Hot press with hot water cylinder. Sheeted ceiling and recessed lighting



Roof Space: Insulated.
Approached by a hinged
trap door

Cavity Wall Insulation as built

Central Heating: Oil fired heating and water heating is installed from a boiler positioned in the garage

Security: A security alarm system is installed

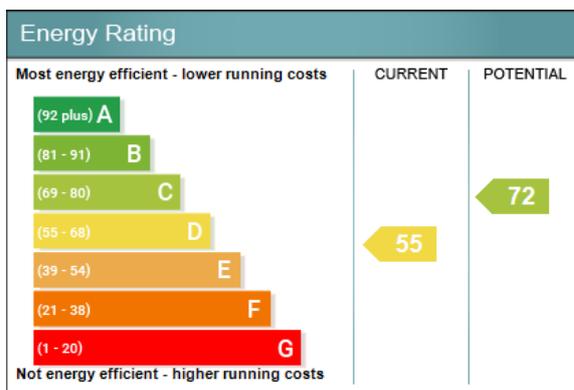
Outside: Tarmac surfaced driveway providing excellent off-road parking and convenient access leading to.

Garage: matching attached garage 19/8 x 8/9 with roller door and rear pedestrian door approached from rear garden, the garage is well positioned to provide private movement to and from the enclosed rear garden.

Gardens: pleasant mature lawn to front with surrounding shrubbery border and fenced boundary with gated entrance. The rear garden is currently predominantly paved with coloured stones area for developing plants all with excellent space to enjoy a sunny aspect from the summer house

Tenure: Leasehold, held on a long lease subject to an annual rent of circa £25-00

Rates: Land & Property Services confirm a Capital Value of £140,000-00 applicable to this property for which the Domestic Rates payable to Lisburn & Castlereagh City Council are calculated as £1,082-48 for the year commencing 01 April 2021

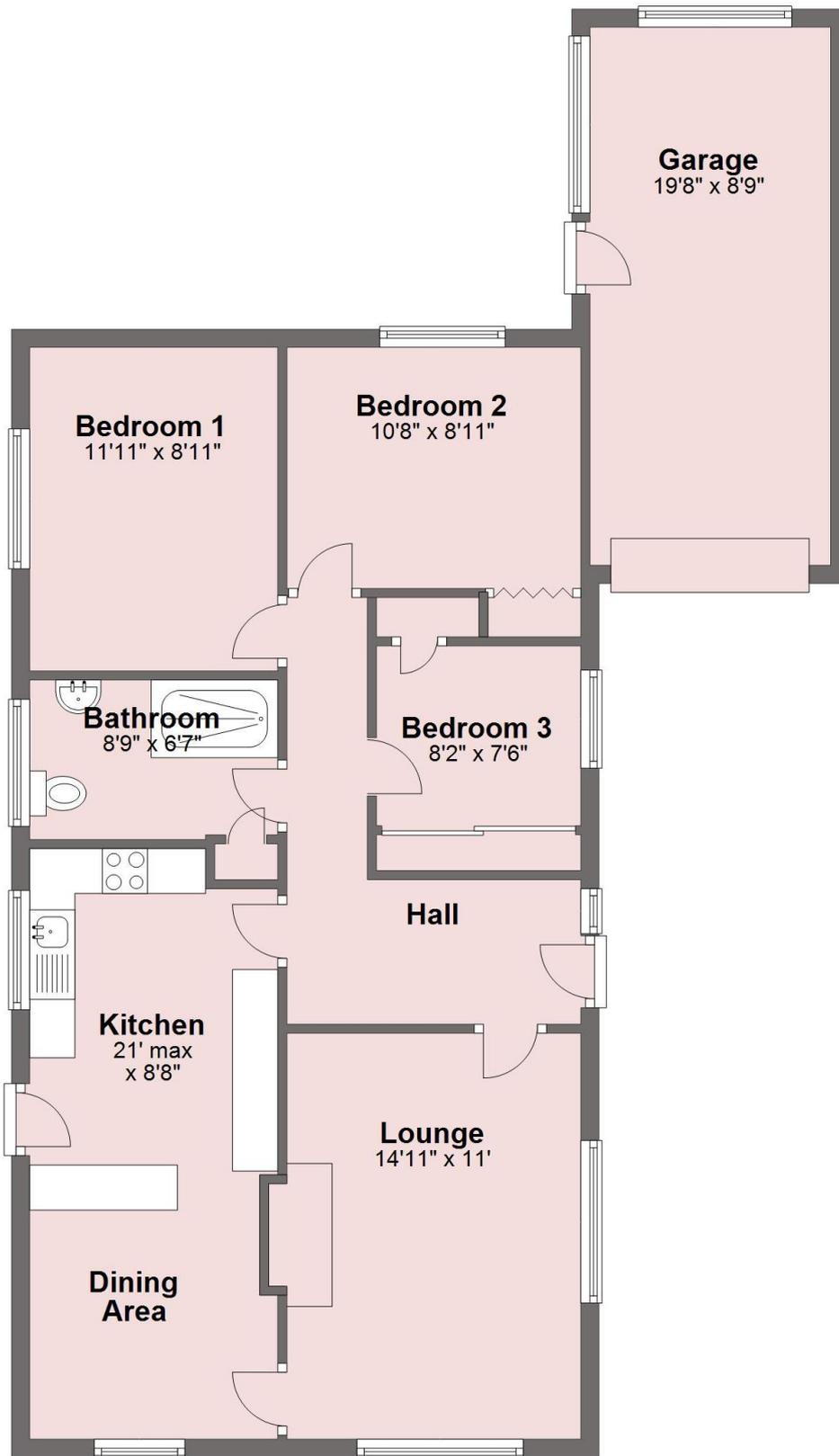


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Ground Floor



Plan for illustrative purposes only
Plan produced using PlanUp.

4 Lough Beg Park, Carryduff

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