

Alan Newell

Estate Agents & Valuers

No 32 BLENHEIM PARK
CARRYDUFF BT8 8NN



A most attractive and superbly appointed detached bungalow which offers very desirable accommodation with extended living and kitchen space. It occupies a mature enclosed site with readily defined and well screened boundaries, surrounding lawn and garden space and extensive easy accessible car parking to front of the integral garage. Blenheim Park is very convenient for commuting along the main A24 Saintfield Road with its very good connections to Belfast, leading schools and other amenities. This is a superb bungalow which has undergone extensive home improvement and upgrading and in which the special features are numerous. Of particular mention is the second large reception room with its extensive window space including corner positioned windows overlooking the rear garden and which opens extensively to the new and extended kitchen with its bespoke units, the deluxe modern bathroom with bath plus shower cubicle, the fitted sliding mirrored door wardrobes in all THREE bedrooms, Phoenix gas central heating and instant water heating, large family lounge with open coal fire, extensive use of wood flooring and wider than average wooden room doors with new skirting and architraves, plus relatively low maintenance with pleasing brick elevations and white framed NEW double glazed windows and NEW external doors. We recommend early viewing with confidence. EPC: C69/C72

Offers invited around £220,000-00

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Open Porch: NEW Upvc white entrance door and matching double glazed side frame.

Entrance Hall: A spacious L shaped hallway with oak wood flooring and moulded skirting, plaster cornice and solid Oak internal room doors, recessed ceiling lighting. Useful cloaks storage cupboard and separate airing cupboard.

Sitting Room: 19/6 x 12/0 with bow window and pleasant open aspect to front. Attractive slim line marble fireplace with marble hearth, carved dark wood surround and inset fire. Oak wood flooring, plaster cornice and moulded skirting board. Twin radiators. Glass pane and Oak door to hall



Extended Living Room with Dining Area: 20/9 x 9/0 and excellent room with extensive window space overlooking enclosed rear garden. Two central heating radiators, recessed ceiling lighting, Plaster cornice, Oak wood effect flooring and moulded skirting board. Large open plan to



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NEWLY FITTED Kitchen: 15/0 x 9/0 originally extended some years ago, now refurbished to provide a luxury dream kitchen all bright and airy with space for casual dining. Floor and wall fitted cupboards with glass door and Bespoke cream door fronts all with brown onyx mottled effect work top, pelmets and cornices with concealed lighting operated by a wall switch plus recessed ceiling lighting. Inset one and half stainless steel sink bowl with mixer twist grip taps, fitted appliances include Belling double waist high oven with Belling ceramic hob above and stainless steel and glass curved canopy extractor over, fully integrated upright fridge with freezer compartment under, Belling slim line integrated dishwasher. The units are complimented by earthen mosaic wall tiles and floor tiles from McCall's. NEW Upvc double glazed door to rear garden. Separate access to integral garage.



Bedroom 1: 13/0 x 11/0 with extensive floor to ceiling fitted wardrobes with easy glide mirrored doors.



Bedroom 2: 11/6 x 11/0 with extensive floor to ceiling fitted wardrobes with easy glide mirrored doors

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Bedroom 3: 9/0 x 8/4 with fitted wardrobes and mirrored doors

Deluxe Bathroom 8/4 x 6/2 with fully tiled walls complementing a new fashionable white suite comprising panelled bath with chrome mixer tap, square wash hand basin with chrome mono tap, close coupled low flush W.C. with push button cistern, wall mounted chrome towel rail, extractor fan, separate walk in shower cubicle with glass side screens and Aqualisa Thermostatic mains operated shower control, and recessed ceiling lights



Roof space: Useful domestic roof space area with light point approached by a slingsby ladder with superb potential for further development subject to all necessary statutory approvals.

Cavity Wall Insulation and Roof space Insulation. External security lighting. Mains wired smoke/heat alarm

Central Heating: Phoenix Gas heating is installed from a Worcester combination boiler mounted in the integral garage.

An intruder alarm system is installed

Garage: 17/9 x 9/0 with concrete floor, plumbing for washing machine and with direct access to bungalow, pedestrian external door to garden and remote controlled electrically operated up and over door

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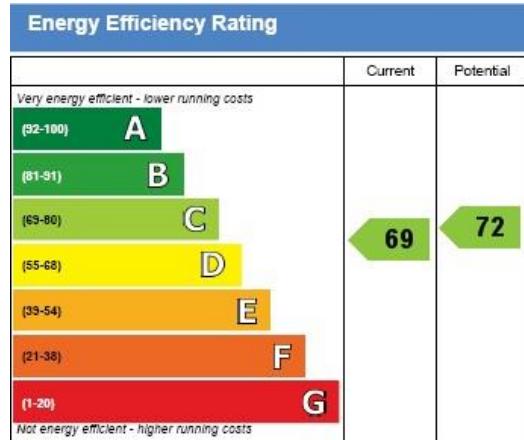
Driveway: Extensive rustic brick brindled drive and front area suitable for ample off road car parking all with easy access

Gardens: mature enclosed garden in lawn, rear and side, private and sunny with new boundary fence to rear. Extensive concrete patio area ideal for summer evenings.

Tenure: Leasehold (Ground Rent Purchased)

Rates: Capital Value £160,000-00 we understand that the domestic rates payable to Lisburn Castlereagh City Council for the year commencing 01 April 2018 is £1,173-44

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Ground Floor



Plan for illustrative purposes only
Plan produced using PlanUp.

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