

# Alan Newell

## Estate Agents & Valuers

No 65 Ivanhoe Avenue  
Carrduff, Belfast BT8 8BW



This attractive semi detached home with garage and enclosed rear occupies a prominent elevated position from which it enjoys spectacular views to front towards Carrduff reservoir and the Lagan Valley hinterland beyond, indeed its unique setting ensures a quite unrivalled aspect in this regard. A most convenient location within a short stroll of the main A24 Saintfield Road, local schools and parish facilities while only a short drive from Carrduff The main road connections provides frequent public transport connections to South Belfast at Forestside, Belfast City Centre and other areas. Comprising briefly of bright hall, TWO separate reception rooms, THREE first floor bedrooms and spacious bathroom with two windows. Recently re-decorated the bright well proportioned accommodation is comfortable, centrally heated and offers numerous special features including white panelled internal room doors, wood laminate flooring or tiled surfaces to most rooms, ground floor toilet, oil fired heating and a most generous kitchen and open plan dining area. Early inspection is recommended for full appreciation. EPC: E53/C69

Asking Price: Offers Invited around £150,000-00

Viewing: By Appointment with our office Telephone 028 9081 2422

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14b BALLYNAHINCH ROAD, CARRYDUFF, BELFAST BT8 8DN

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Entrance Hall: 15/0 x 6/0 (maximum) white Upvc double glazed entrance door and matching floor to ceiling side pane plus additional gable wall window insuring maximum light. Wood laminate flooring.

Cloakroom: useful under stairs ground floor toilet with low flush W.C. and push button cistern, wall hung wash hand basin, part tiled walls and tiled floor. Gable window.

Sitting Room: 10/11 x 9/10 with excellent outlook to front towards Carryduff reservoir. Wood laminate flooring with moulded skirting, imitation fireplace with electric inset fire.



Dining Room: 11/11 x 10/6 with wood effect flooring, open plan to:



Bright Modern Kitchen: 8/5 x 8/2 with part tiled walls between cupboards, excellent range of Maple wood door high and low level units with contrasting worktops including an inset stainless steel sink top with mixer tap. Electric cooker socket outlet with concealed extractor unit and plumbing for washing machine. Island breakfast bar. Cushion floor covering. Upvc glazed door to rear, both gable wall and rear wall windows.



First Floor: Useful gable wall window to half landing

Bedroom 1: 11/11 x 11/0 with wood laminate flooring



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Bedroom 2: 11/0 x 11/0 with wood laminate flooring and spectacular outlook to front.



Bedroom 3: 8/0 x 7/9 with wood laminate flooring.

Superb Bathroom: 8/0 x 7/7 with two separate windows, part tiled walls and fashionable white suite comprising panelled bath with chrome taps and Mira Sport electric shower fitting over and glass shower screen, pedestal wash hand basin with chrome taps, low flush W.C. Wall mounted heated towel rail. Hot press with copper cylinder and immersion heater.



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Central Heating: Oil fired heating is installed

Roof Space: Insulated

Outside: Tarmac driveway leading to

Garage: 16/0 x 8/0 with up and over door plus side pedestrian door.

Gardens: Front and rear stepped gardens in coloured pebble and concrete flags.

Tenure: Leasehold subject to an annual rent of £10-00

Rates: Capital Value of £125,000-00 confirmed by the Land & Property web site the domestic rates for the year commencing 01 April 2019 are calculated as £951-38

EPC: E53/C69

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

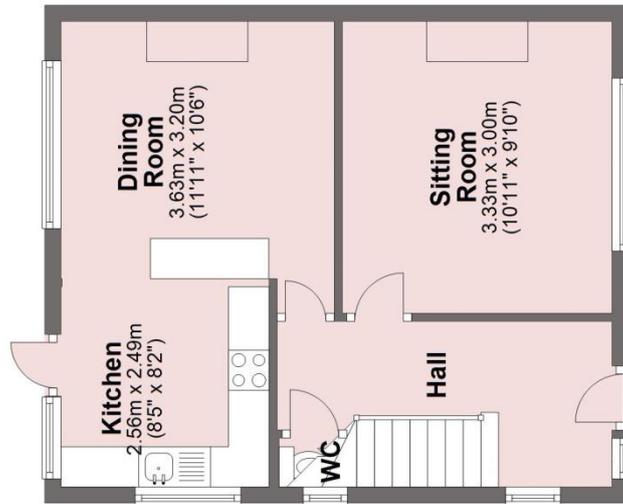
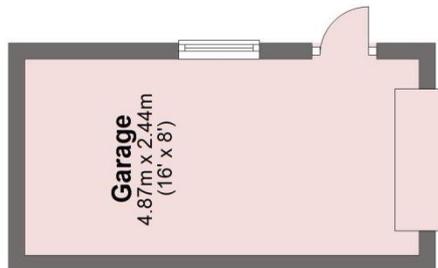


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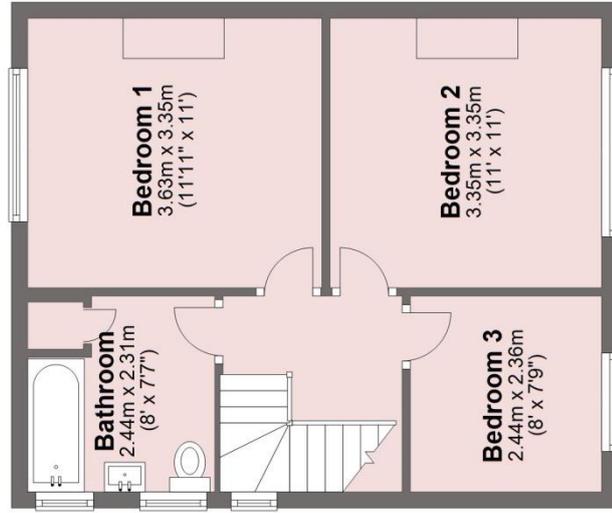
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**Ground Floor**



**First Floor**



Plan for illustrative purposes only  
Plan produced using PlanUp.

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