

Alan Newell

Estate Agents & Valuers

No 6 LOUGH BEG PARK
Carryduff, Belfast BT8 8PE



This attractive detached bungalow enjoys an excellent position on a mature, level and enclosed site which is most convenient to the centre of the village and within easy walking distance to amenities and necessary services, Doctor surgery, chemist and Library etc. The property, which has been well maintained, is bright, comfortable and easily heated thanks to the Phoenix Gas heating installation with well positioned radiators throughout. The practical layout is ideal for anyone downsizing, seeking more manageable accommodation, not too large but well-proportioned to cope. The gardens are a particularly pleasant feature, screened, well planted and not overlooked and the position of the attached garage to the side of the bungalow provides good security with peace of mind. External maintenance is minimal with upgraded Upvc framed white windows and main entrance doors, Upvc fascia boards and soffits, good off-road parking with a tarmac driveway. Comprising THREE bedrooms and practical shower room (no bath) with large walk in shower cubicle at floor level, useful utility area to side, wood laminate flooring or tiled floor finish to most rooms, white panelled internal room doors, excellent living room benefiting from two large windows, smart kitchen with integrated oven and hob, useful separate utility space. Early inspection is recommended for full appreciation. EPC: D65/C70

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

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14b BALLYNAHINCH ROAD, CARRYDUFF, BELFAST BT8 8DN

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Accommodation Comprises: 10/0 x 5/6 part and remainder 10/6 x 3/0 side entrance with bright welcoming L shaped hallway, wood laminate flooring. Glazed white Upvc entrance door and separate side panel.

Excellent Living Room: 14/10 x 11/0 with two large windows and two radiators. Attractive black ash Adam style fireplace with tiled insert front, tiled hearth and piped for gas fire. Double glass pane doors leading to:



Dining Room: 9/7 x 9/0 maximum with window overlooking front garden, ceramic tiled floor and open archway separating the kitchen

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Good Kitchen: 11/10 x 9/0 part tiled walls with matching ceramic tiled flooring. Range of floor and wall mounted wood door units with pelmets and cornices and all with contrasting work tops including one and half bowl inset stainless steel sink top with mixer tap. Integrated ceramic Zanussi style electric hob with separate waist height level Hoover oven. Space for slot in fridge. Separate access to:



Utility Area: 10/0 x 6/9 range of floor cupboards, space for automatic washing machine and space for drier. Glow Worm Gas fired boiler.

Bedroom 1: 11/10 x 9/0 with wood laminate flooring. Free standing Starplan wardrobe (not included)



Bedroom 2: 10/9 x 9/0 to rear with wood laminate flooring and recessed ward robe.

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Bedroom 3: 8/3 x 7/6 with wood laminate flooring.



Shower Room: 9/0 x 5/10 with part tiled walls and remainder Upvc clad wash wipe, large walk in shower cubicle with floor drain, glass sides and Aqualisa electric shower fitting. Pedestal wash hand basin and low flush W.C. wall mounted chrome heated towel rail. Ceramic tiled floor. Hot press with insulated hot water cylinder.

Roof Space: Useful domestic roof space area with insulation, approached by a sliding ladder

Cavity Wall Insulation: Evidence of insulation in the cavity wall exists.

Central Heating: Phoenix Gas heating and water heating is installed from a Glow Worm FlexiCom 18HX condensing boiler.

Security: A security system is installed

Outside: Tarmac surfaced driveway providing good off-road parking and convenient access to the bungalow.



Garage: matching attached garage 19/8 x 8/9 with roller door and rear pedestrian door. The garage is well positioned to provide restricted access to the rear garden.



Gardens: Mature, well stocked and presented gardens front, rear and side with pleasant aspect and lawn and patio areas.

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

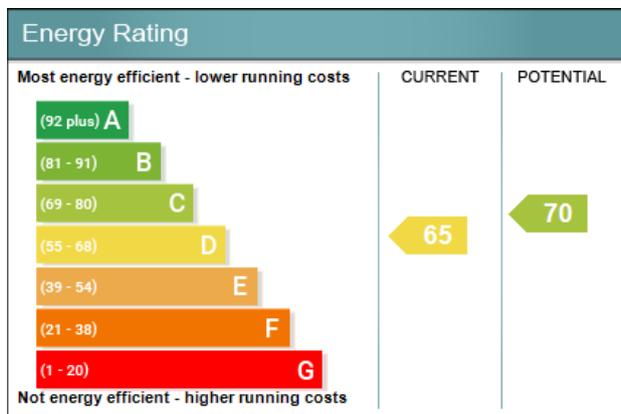
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Rates: Land & Property Services confirm a Capital Value of £140,000-00 applicable to this property for which the Domestic Rates payable to Lisburn & Castlereagh City Council are £1,082-48 for the year 01 April 2020

EPC: D65/C70

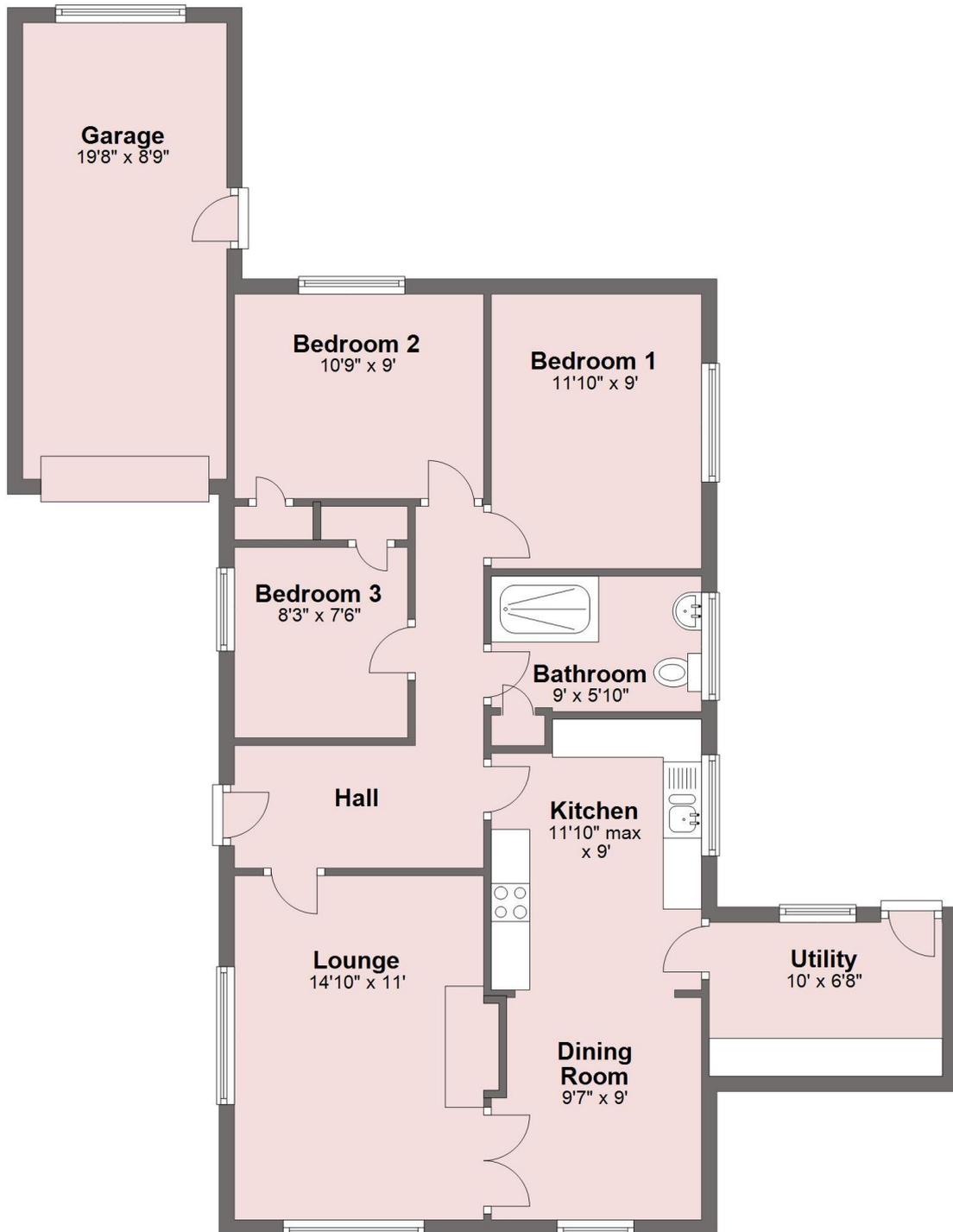


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Ground Floor



Total area: approx. 1050.3 sq. feet

Plan for illustrative purposes only
Plan produced using PlanUp.

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