



## 11 Alveston Drive, Killynure Road, Carryduff, BT8 8RL

**Asking Price £195,000**

Only a few minutes walk from the centre of Carryduff, this attractive semi detached home has been very well maintained both inside and outside and is located in a popular and convenient development within Carryduff. There are local shops, the new Lidl store close by and with convenient access to surrounding towns and villages. The accommodation comprises, spacious lounge to front with feature fire place, and double doors lead to the dining area, which provides access to the modern kitchen. On the 1st Floor are three good sized bedrooms and a modern white bathroom suite. In addition the property also benefits from a gas heating system, double glazing, pvc gutters and rainwater goods, off street parking for 2 cars and an enclosed garden to the rear. This property would make a superb first time purchase and / or family home with little to do make this house your home!

- Excellent semi detached home
- Spacious lounge with double door access to the dining room
- Deluxe white bathroom suite
- Double glazed windows
- Good size enclosed rear gardens
- Three good size bedrooms
- Modern fitted kitchen
- Gas central heating
- Off street parking
- Cul de sac position

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		68	75
EU Directive 2002/91/EC			



### The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

### Entrance hall



Under stairs storage.

### Lounge 15'1 x 12'4 (4.60m x 3.76m)



Feature fireplace with raised marble hearth, housing an open fire, double doors to the dining room.

### Dining room 10'9 x 10'3 (3.28m x 3.12m)



Double glazed French doors leading to the rear gardens.

Access to the kitchen via archway.

### Kitchen 11'9 x 9'3 (3.58m x 2.82m)



Full range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring hob and under oven, fridge / freezer, plumbed for dishwasher, recessed spotlights.

### 1st floor

Landing, storage in the former hot press, access to the roof space.

**Bedroom 1 12'2 x 11'4 (3.71m x 3.45m)**



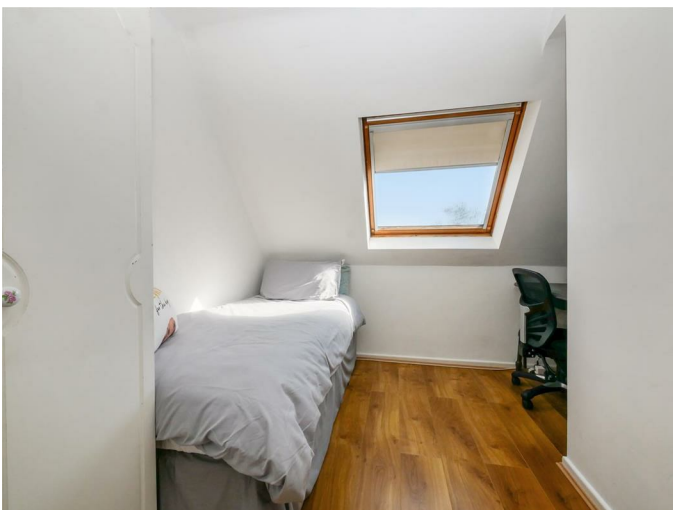
Laminate flooring.

**Bedroom 2 14'6 x 9'2 (4.42m x 2.79m)**



Laminate flooring, window seat.

**Bedroom 3 10'3 x 6'8 (3.12m x 2.03m)**



Additional recess, laminate flooring, roof window.

**Bathroom 8'2 x 6'8 (2.49m x 2.03m)**



Modern white suite comprising panelled bath, mixer taps, Chrome thermostatically controlled shower with additional fixed shower head, low flush w/c, wash hand basin with storage below, part tiled walls, chrome towel radiator, recessed spotlights.

**Outside**

Off street parking to the front.

**Front gardens**

Gardens to the front laid in lawn.

**Rear gardens**



Enclosed low maintenance gardens with raised patio and artificial grass areas. Garden shed with light and power, plumbed for washing machine. Additional shed in the upper garden. Side gate access



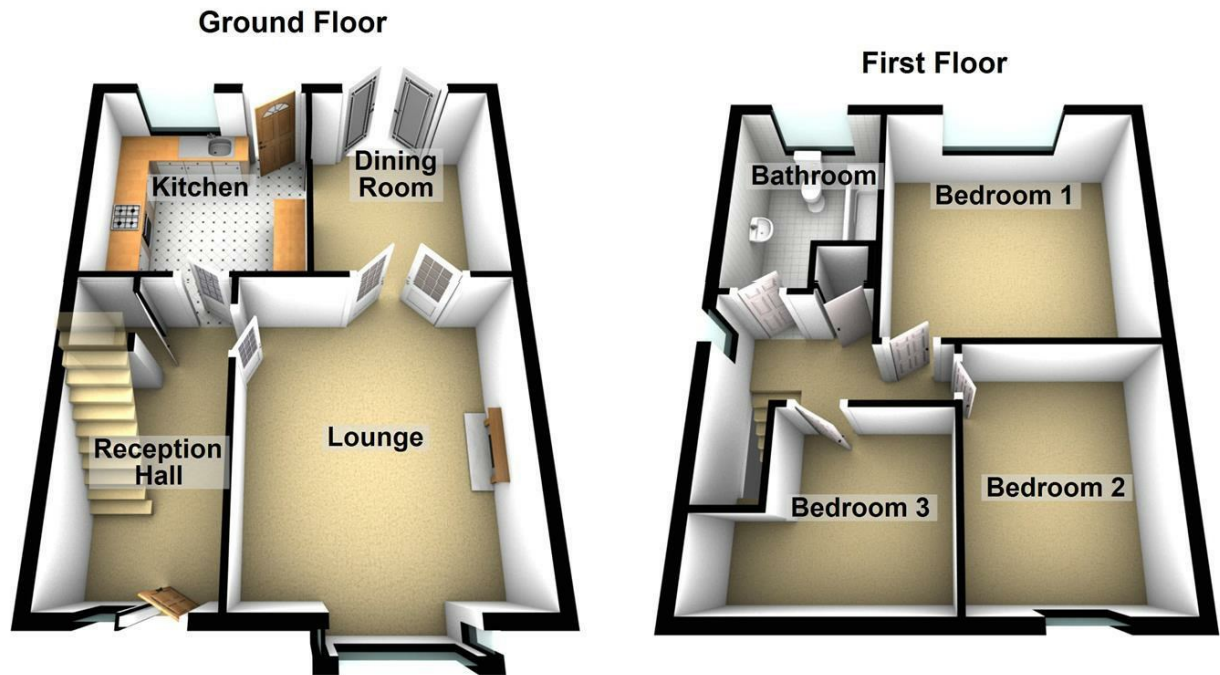
Additional rear garden image



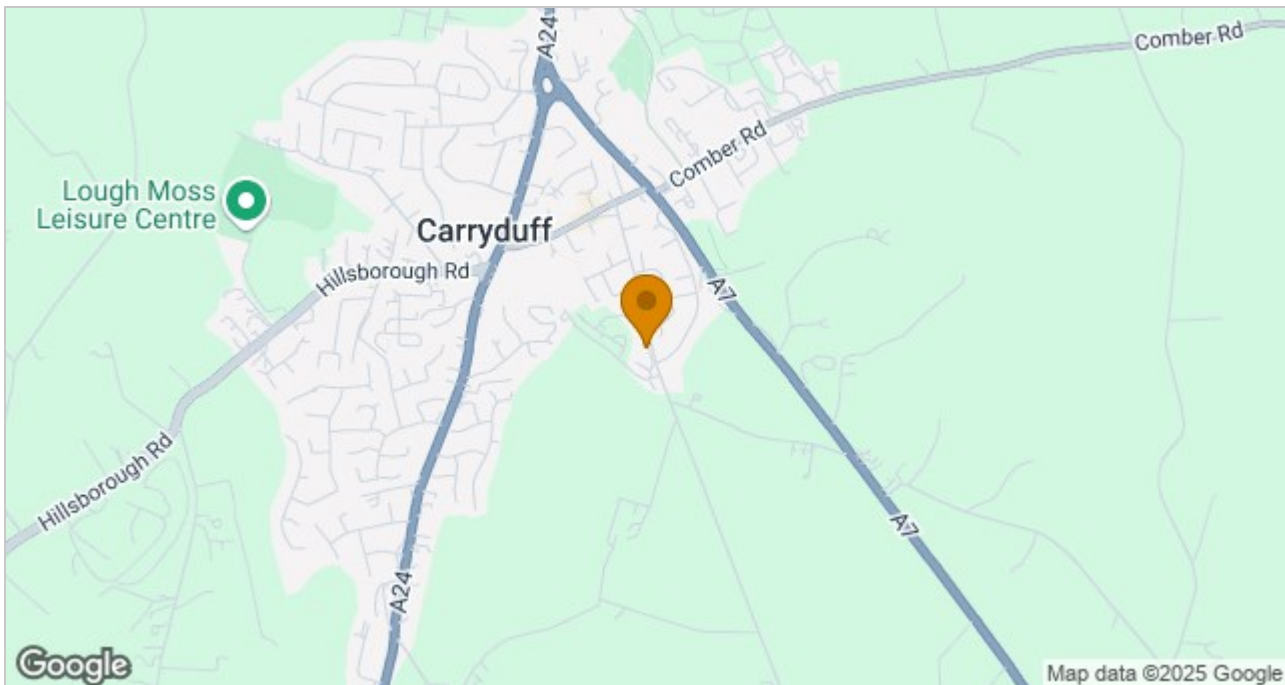
Rear elevation



## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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