



17 Lough Moss Park

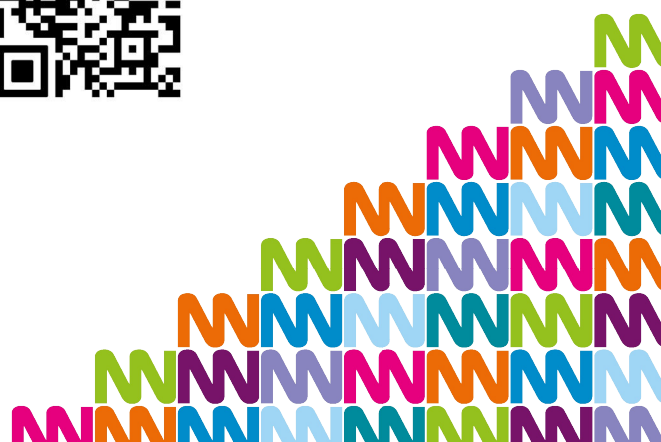
Carryduff, Belfast
BT8 8PD

Offers In The
Region Of £210,000

- Detached Bungalow With Adjoining Garage
- Enclosed Front Porch
- Kitchen with Dining Area
- Spacious L Shaped Hallway
- Sitting Room With Open Fire
- Three Decent Sized Bedrooms
- Spacious Shower Room
- UPVC Windows Throughout
- Enclosed Rear Yard With Small Shed
- Well Screened Garden Areas To Front & Side Of Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





This extended detached bungalow ideally situated with easy walking distance to amenities and services within Carryduff. A mature level site with good off road parking provided by two separate driveways. Sure to be of interest to those who seek a home which has accommodation all one level. In addition the property enjoys small easily managed gardens. The accommodation is comfortable with a practical layout and no wasted space. Comprising two reception rooms including a practical dining area which opens off the well fitted kitchen, three well proportioned bedrooms and well functional shower room. The property has oil fired heating installed which is supplied by a Grant Vortex oil boiler installed only a few years. Upvc double glazed windows and external doors are also fitted.

GROUND FLOOR

Accessed through front porch leading to a Bright and inviting L shaped hallway, front living room initially off Hallway with open fire and windows overlooking the well screened garden areas to front and side of property. The spacious Kitchen/Diner has an Excellent range of high and low level units and a breakfast bar. The property further benefits from three well proportioned bedrooms two with fitted wardrobes with the master bedroom having a built in sink unit. Family bathroom part tiled with walk in shower cubicle and wooden paneled ceiling.

OUTSIDE

The property benefits from two separate driveways one accessed from Lough Fine

Park and one from Lough Moss Park leading to a large attached garage. There are well screened gardens to front and side of property and enclosed rear yard with small shed.

MORTGAGE ADVICE

If you require financial advise on the purchase of this property, please do not hesitate to contact our associate, Donnan Ritchie from Ritchie & Mclean Mortgage

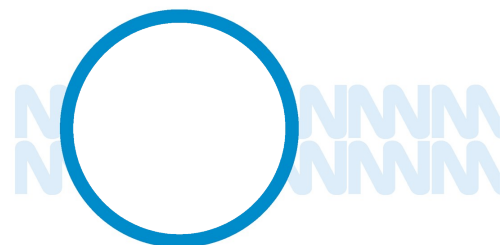
VIEWING ARRANGEMENTS

Rachel Martin
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17 Lough Moss Park, Carryduff

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.



For any enquiry relating to this property, please contact

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