

For Sale

Asking Price: £195,000

SimonBrien



3 Alveston Drive
Belfast
County Down
BT8 8RL

simonbrien.com



This is a well maintained home in the popular Alveston development in Carryduff.

Situated on a corner site in a quiet cul-de-sac location this semi detached villa would suite the young family, professional or those downsizing alike.

Carryduff is conveniently located close to several golf clubs, leisure complex, the new Lidl store and excellent Primary schools. With Belfast, Ballynahinch and Lisburn in close proximity this home is also convenient to motorway links and public transport networks. Please call the South Belfast office to arrange a viewing at your convenience.

Special Features & Services

- Semi Detached Home In An Excellent Cul-de-sac Location
- Living Room With Feature Bay Window & Morso Woodburning Stove Open To
- Dining Area With Upvc Sliding Door Leading To Paved Patio
- Modern Fitted Kitchen
- Three Bedrooms – Two With Build In Sliderobes
- Bathroom With White Suite
- Gas Fired Central Heating
- UPVC Double Glazing
- UPVC Facia Boards
- Security Alarm System
- Tarmac Driveway Parking
- Enclosed Rear Gardens In Artificial Lawn With Raised Flowerbeds & Paved Sitting Area
- Located In The Popular Alveston Development Close To All The Amenities Of Carryduff



Accommodation

UPVC front door to

Reception Hall

Understairs storage cupboard

Living Room

15' x 12'4" (4.57m x 3.76m):

Solid wood floor, 'Morso' wood burning stove, open to

Dining Area

11'1" x 10'2" (3.38m x 3.1m):

Solid wood floor, uPVC double glazed sliding door leading to paved patio

Kitchen

10'11" x 9'1" (3.33m x 2.77m):

Range of high and low level units, 'Bosch' double electric oven, 4 ring ceramic hob, stainless steel extractor fan, integrated dishwasher, 1.5 bowl stainless steel sink unit, plumbed for washing machine, part tiled walls, tongue and groove pitch pine ceiling

First Floor Landing

Access to partly floored roofspace

Main Bedroom

11'1" x 10'1" (3.38m x 3.07m):

Built in mirror sliderobes

Bedroom 2

14'5" x 8'7" (4.4m x 2.62m):

Built in sliderobes

Bedroom 3

10'2" x 10'2" (3.1m x 3.1m):

Laminate wood floor, velux window

Bathroom

Fully tiled walls, low flush WC, pedestal wash hand basin with vanity unit, bath with telephone hand shower, chrome heated towel radiator, shower with rainhead attachment, spotlighting, extractor fan

Outside

Tarmac driveway parking for several vehicles. Front garden in lawn. Enclosed rear garden in artificial grass with paved sitting area and raised flower bed with timber decking. Outside tap and light



VALUER

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MORTGAGE ADVICE

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 70 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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