



Situated in a delightful, semi-rural location, this homely chalet bungalow offers views over the surrounding countryside yet remains within easy commuting distance to many local towns and amenities in the area, with Forestside Shopping Complex only a short drive away and Tesco at Newtownbreda.

The property is well cared for internally but priced to allow for some modernisation and updating. It comprises; spacious entrance hall with cloakroom/wc, lounge with sliding door to conservatory, separate sitting/music room and modern fitted kitchen with dining area. On the first floor there are three well proportioned bedrooms and a shower room.

Externally the house is complimented by a private rear garden with lawns, mature screening with hedging, paved patio and fruit trees. To the front there is excellent parking and beds in shrubs and bushes and attached garaging/storerooms.

Early viewing is encouraged to appreciate the potential of this super, chalet bungalow.

Offers Over
£285,000

9 Ballynagarrick Road,
Off Mealough Road,
Carryduff,
Belfast,
BT8 8LU

Viewing by
appointment
through agent
028 9066 3030



- Delightful, Chalet Bungalow with Private Gardens in Semi-Rural Location yet Minutes Drive From Many Local Amenities
- Spacious Entrance Hall with Cloakroom/wc
- Lounge with Marble Fireplace and Sliding Door to Large Conservatory
- Sitting Room/Music Room
- Modern Fitted Kitchen with Casual Dining Area
- Three Well Proportioned Bedrooms
- Bathroom with Separate Shower Cubicle
- Oil Heating / Double Glazed Windows
- Private and Secluded Rear Gardens with Lawns, Paved Patio and Mature Hedging and Fruit Trees
- Excellent Parking to the Front and Beds in Shrubs and Bushes
- Attached Garaging/Store Rooms with Plumbing for Utility Space
- Super Views Over Countrywide but Close to Local Amenities, Priced to Allow for Some Modernisation and Updating

The Property Comprises:

Ground Floor

uPVC front door to:

SPACIOUS ENTRANCE HALL:

CLOAKROOM: Low flush wc, wash hand basin, tiled splashback.



LOUNGE: 20' 9" x 11' 4" (6.32m x 3.45m) (at widest points). Marble fireplace with wooden mantle. Cornice ceiling.



Sliding door to:

CONSERVATORY: 14' 9" x 12' 4" (4.5m x 3.76m) (at widest points). Ceramic tiled floor, uPVC door to rear.



SITTING/MUSIC/DINING ROOM: 22' 3" x 9' 8" (6.78m x 2.95m) (at widest points).



MODERN FITTED KITCHEN OPEN PLAN TO DINING AREA: 23' 2" x 9' 11" (7.06m x 3.02m) (at widest points). Range of high and low level units, wood effect work surfaces. Single drainer stainless steel sink unit, integrated dishwasher, integrated Bosch double oven, integrated Bosch hob, stainless steel extractor fan over. Space for fridge/freezer. Part tiled walls, uPVC door to rear. Door to garage.



First Floor

LANDING: Shelved hotpress, storage into eaves.

BEDROOM (1): 13' 0" x 11' 3" (3.96m x 3.43m) (at widest points). Built-in robes, storage into eaves. Veux window.



BEDROOM (2): 14' 7" x 11' 7" (4.44m x 3.53m) Built-in robes, dual aspect, Velux window.



BEDROOM (3): 8' 0" x 8' 0" (2.44m x 2.44m) Storage into eaves. Velux window.



MODERN BATHROOM: White suite comprising low flush wc, panelled bath with telephone hand shower, vanity unit with marble top. Fully tiled shower cubicle with electric shower, part tiled walls, Velux window.



Outside

GARAGING/STORE ROOMS: 38' 1" x 13' 2" (11.61m x 4.01m) (at widest overall). Part paved floor, door to front, glazed door to rear. Oil boiler, plumbed for washing machine.

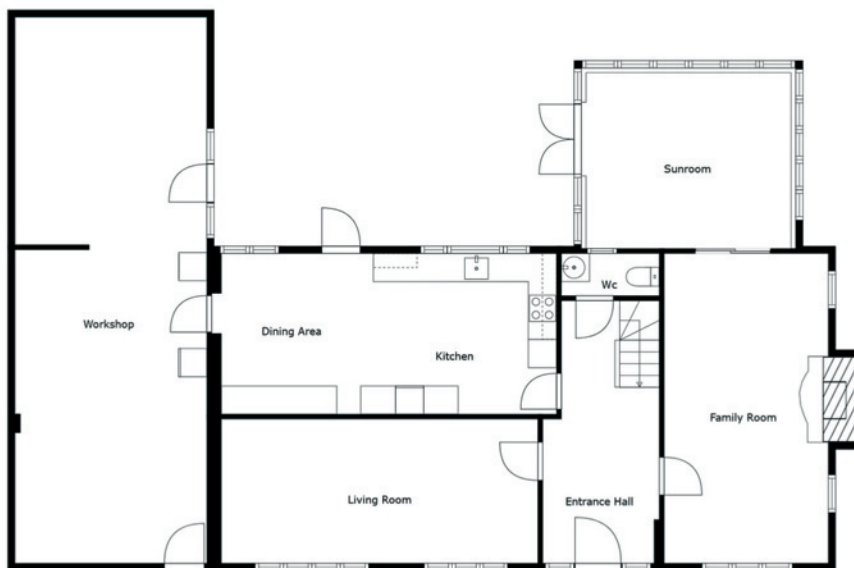


Private and enclosed rear gardens in lawns with various trees, mature hedging and paved sun terrace.





Floor 2



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Mealough Road from Carryduff take second road on left hand side into Ballynagarick, number 9 is on the right hand side.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com

Energy Rating

Epc Type: Domestic
 Current: E53
 Potential: D64
 EPC Landmark Code: 9008-0218-8607-6505-5204
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54	53	64
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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