



89 KILLYNURE ROAD

Carryduff, BT8 8EB

Offers over **£399,950**



DETACHED | 5  | 2  | 3 

This detached country residence is situated on the Killynure Road. Offering a spacious elevated site with fantastic views over rolling countryside.

There is a wealth of reception space to include 3 separate reception rooms, one with a feature fireplace with open fire. All 3 reception rooms provide a countryside outlook. The generous sized kitchen is fitted with a solid wood kitchen and has a dual outlook over both the outside patio area and the rear lawned garden with mature planting. It also provides ample space for family dining. Furthermore there is a separate utility room with extensive built in storage, a cloakroom and a downstairs WC.

The 1st floor consists of 5 well proportioned bedrooms all with attractive outlook over rolling countryside. The Master bedroom extends to a walk in wardrobe and excellent sized ensuite with “His” and “Hers” sinks. There is also a very generous sized family bathroom with a corner bath and separate shower enclosure.

The property is approached by a long private driveway with feature lamp posts and provides extensive car parking. There is also a large lawn area with spectacular views. To the rear, an enclosed patio area and small lawn area with mature planting with views of rolling countryside.

This property also consists of a number of outbuildings with light/power and water providing an excellent opportunity for those who wish to work from home.



KEY FEATURES

- Detached Family Home with Views Over Rolling Countryside
- Solid Wood Fitted Kitchen with Ample Space for Family Dining
- Five Well Proportioned Bedrooms Including Master Bedroom with Dressing room and Ensuite. All with Excellent Outlook.
- Three Good Sized Reception Rooms, One with Open Fire, All with Views Over Rolling Countryside.
- Additional Utility Room with Extensive Built in Storage Cupboards
- Downstairs WC
- First Floor Family Bathroom with Four Piece Coloured Suite
- Oil Fired Central Heating
- uPVC Double Glazing Throughout
- Long Private Driveway with Extensive Car Parking Space
- Matured Lawned Garden to the Front and to the Rear of the Property with Patio Area for Outside Family Dining.
- Numerous Outbuildings / Office Space for Those who Wish to Work from Home
- Only a Short Drive from Belfast and Within Close Proximity to Surrounding Towns of Carryduff, Moneyreagh, Ballygowan and Saintfield
- Although in Need of Modernisation, this Property has Huge Potential and will Appeal to a Number of Different Markets, Early Inspection is Highly Recommended.

WHAT THE OWNER'S SAY...

It offers both a relaxed rural aspect and excellent convenience to Carryduff, Moneyreagh, Belfast and many other parts of the province. Although in need of modernisation, this property has huge potential and will appeal to a number of different markets, early inspection is highly recommended.



ROOM DETAILS

Ground Floor

- Spacious Reception Hall
- Downstairs WC
- Cloakroom
- Living Room
13'1" x 16'11"
- Dining Room
12'8" x 13'9"
- Family Room
11'9" x 16'1"
- Kitchen/Dining
8'6" x 22'4"
- Utility Room
13'5" x 9'2"

First Floor

- Landing
- Master Bedroom
14'2" x 13'9"
- En-suite Shower Room
- Bedroom Two
12'4" x 11'10"
- Bedroom Three
10'6" x 8'10"
- Bedroom Four
10'6" x 9'6"
- Bedroom Five
10'6" x 8'1"
- Family Bathroom"

Outside

- Working Arched Roof
Garage
27'11" x 17'5"
- Main Working Garage
41'2" x 44'6"
- Working Office
13'1" x 22'12"
- Cat House

Outside

- To the front of the property there is a long private laneway with feature lamp posts, large lawn with mature planting and decorative brick area leading to the front door. To the rear, patioed area ideal for entertaining and small lawn with mature planting over looking countryside, oil tank, numerous outside water tap









DIRECTIONS

Travelling along Killynure Road away from Carryduff, Number 89 is located on the right hand side up their own private laneway



THE LOCAL AREA

Carryduff is a small town and townland in County Down, Northern Ireland, about 10 kilometres south of Belfast city centre. One of the earliest references to the settlement dates from 1622, where its anglicised name is written as Carrow-Hugh-Duffe. The 1980s saw expansion continue with Carryduff becoming a commuter town for Belfast workers. Developments continued into the 1990s and included Carryduff Library, Carryduff Shopping Centre. These developments saw the Carryduff River

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68		
39-54	43	63
21-38		
1-20		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



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B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

