



18 LOUGH BEG PARK, CARRYDUFF, BT8 8PE



- A Semi Detached Property Occupying A Pleasant Setting Within This Highly Desirable And Convenient Residential Location
- Lounge With Mahogany And Tiled Fireplace
- Separate Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Partial Electric Heating And PVC Double Glazing

PRICE: OFFERS IN THE REGION OF £140,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING G14

REF:DL260424HG

- Front And Rear Gardens
- Detached Garage
- An excellent opportunity to acquire one of these ever popular properties in Carryduff. The property is in its original state and will therefore require some upgrading which has been reflected in the asking price, early viewing is highly recommended.

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

Hardwood glazed entrance door and side panel. Wall mounted electric heater.

LOUNGE:

3.75m (12'4") x 3.68m (12'1")

Mahogany and tiled fireplace and hearth. Wall mounted electric heater.

DINING ROOM:

3.43m (11'3") x 2.78m (9'1")

KITCHEN:

3.20m (10'6") x 2.78m (9'1")

Range of high and low level units. Round edge work surfaces. Bowl and a half single drainer stainless steel sink unit. Mixer tap. Plumbed for washing machine. Part tiled walls. Tiled floor.



FIRST FLOOR

BEDROOM (1):

3.37m (11'1") x 3.14m (10'4")

Built in robes.



BEDROOM (2):

3.51m (11'6") x 2.79m (9'2")

Economy 7 storage heater.



BEDROOM (3):

2.8m (9'2") x 2.5m (8'2")

Measurement to include built in robe. Economy 7 storage heater.



BATHROOM:

White suite. Panelled bath. Pedestal wash hand basin. Low flush wc. Part tiled walls. Wall mounted heater. Separate hot press.



OUTSIDE

Front and rear gardens laid in lawns and mature shrubs. Outside tap and light.

DETACHED GARAGE:

5.19m (17'0") x 3.05m (10'0")

Up and over door. Light and power.



TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £20, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

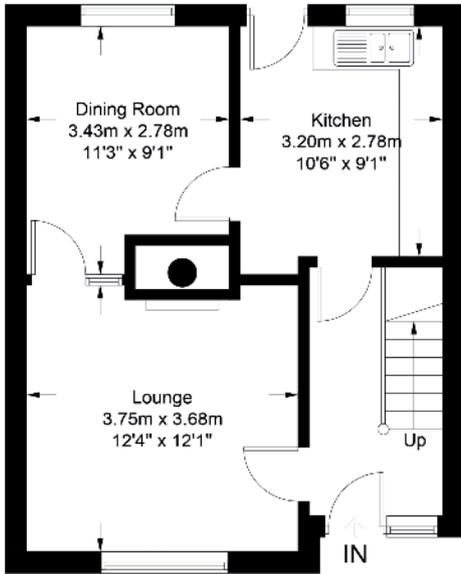
For period April 2024 to March 2025 £1044

DIRECTIONS:

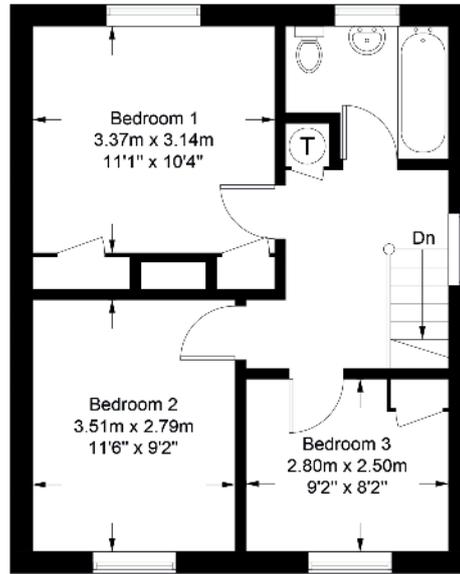
From Hillsborough Road turn into Lough Moss Park then turn right into Lough Beg Park, number 18 is on the left hand side.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

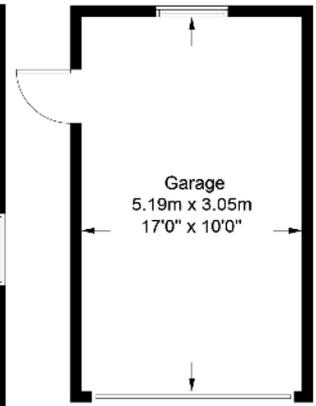




Ground Floor

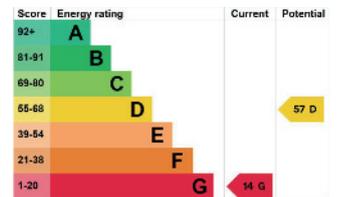


First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1074416)



VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.