



## 45 Alveston Park, Killynure Road, Carryduff, BT8 8RP

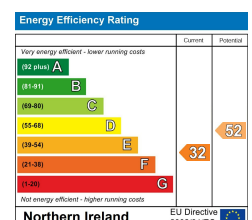
**Asking Price £235,000**

45 Alveston Park is a detached split-level home in Carryduff. This property comprises, two reception rooms, fitted kitchen, bathroom and bedroom on the entrance level. On the lower level there are three further bedrooms, providing ample space for a growing family or for those who enjoy having a home office or guest rooms.

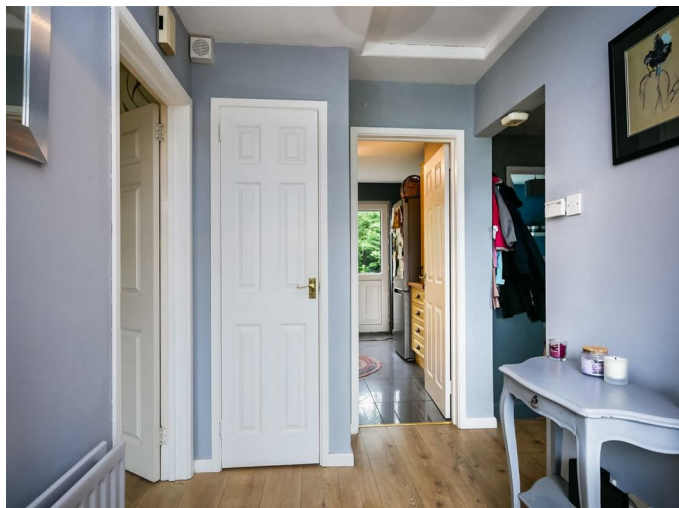
Outside there is a driveway with ample parking leading to detached double garage and as the result of the house being constructed along the original Alveston boundary its has fantastic gardens to the front and rear. Situated just a few minutes' walk from the centre of Carryduff, this home offers convenience to the transport links and arterial routes into Belfast, Lisburn and Saintfield as well as the local shops and primary schools.

An excellent home with versatile accommodation on a fantastic site.

- Detached Split Level Home
- Two Reception Rooms
- White Bathroom Suite
- Driveway With Ample Parking
- Excellent Gardens To The Front
- Four Bedrooms
- Fitted Kitchen
- Oil Heating / Double Glazing
- Detached Double Garage
- Equally Good Gardens To Rear



## Entrance



Pvc glass panelled glass panelled front door to entrance hall.  
Laminate flooring. Built in storage.

## Lounge 16'1 x 11'11 (4.90m x 3.63m)



Tiled stone effect fire-place with mahogany hearth and wooden surround housing coal effect gas fire. Slate feature wall. Open to:





**Dining Area 10'8 x 9'9 (3.25m x 2.97m)**



Double glazed sliding doors to garden. Laminate flooring.

**Fitted Kitchen 11'3 x 9'9 (3.43m x 2.97m)**



Full range of high and low level units, 4 ring gas hob and oven. Overhead extractor fan. Single drainer stainless steel sink unit with mixer taps, wood effect work tops. Part tiled walls. Tiled flooring. Access to the garden.



### Bedroom/playroom 8'9 x 7'6 (2.67m x 2.29m)



### Bathroom



Bathroom suite comprising panellled bath , pedestal wash hand basin, low flush w.c  
Separate shower cubicle, Part tiled walls.

### Landing

Hot-press.

**Bedroom One 13'8 x 11'7 (4.17m x 3.53m)**



Double built in robes. Laminate flooring.



**Bedroom Two 11'8 x 9'5 (3.56m x 2.87m)**



Double built in robes.

### **Bedroom Three 8'5 x 7'1 (2.57m x 2.16m)**



Laminate flooring.

### **Outside Front & Side**

Excellent gardens laid in lawn to the front with a range of mature plants, trees and shrubs. Loose bark area.

Brick paved driveway with ample parking leading to detached double garage.

### **Double Garage 19'7 x 19'7 (5.97m x 5.97m)**

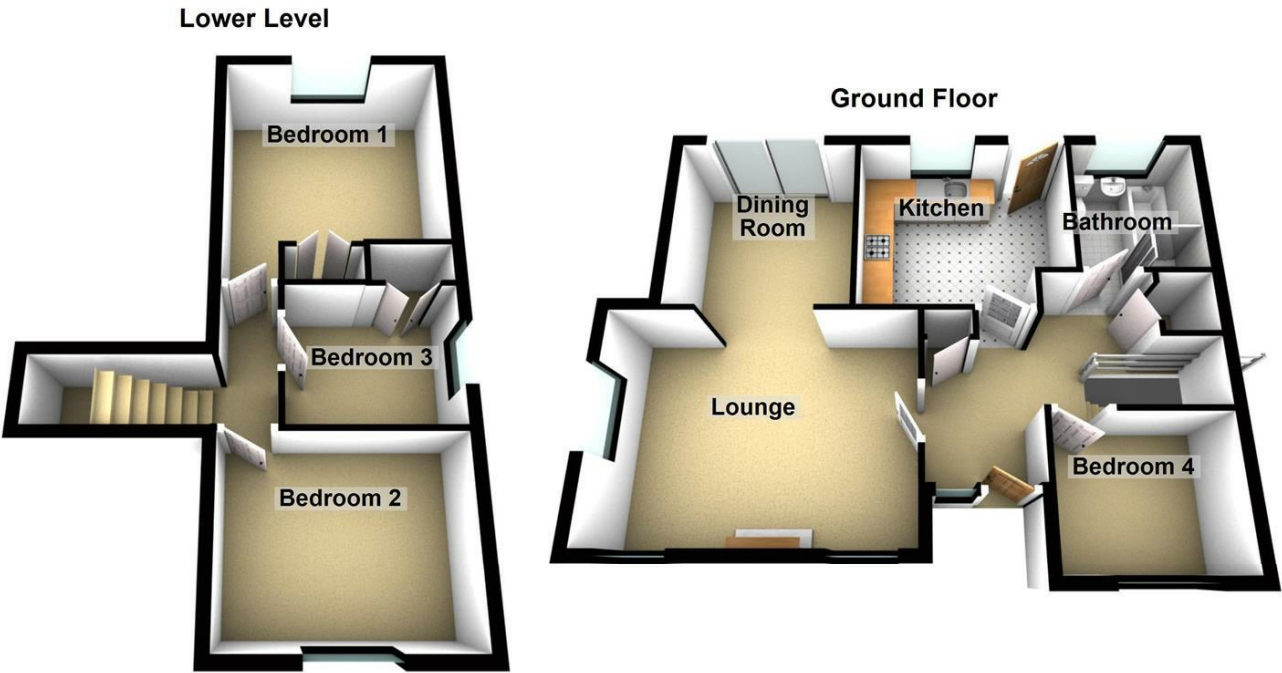
Twin roller door. Light and power & plumbed for washing machine. Low flush w.c Sink unit.

### **Extensive Enclosed Rear Garden**

From the kitchen there is access to patio and garden laid in lawns that goes up behind the garden and follows the boundary line and the road within Alveston Park. Steps down to a further garden to the side. Pvc oil tank.

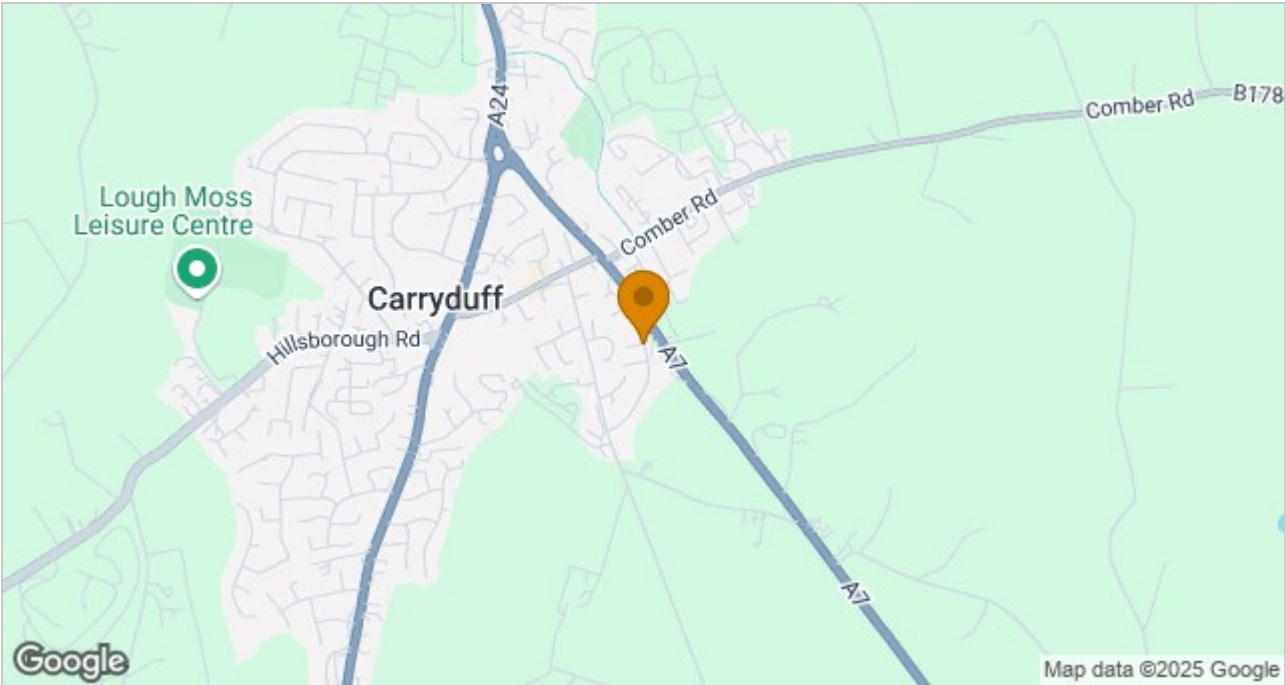


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200  
BALLYHACKAMORE  
028 9047 1515  
BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185  
CARRICKFERGUS  
028 9336 5986  
CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000  
DOWNPATRICK  
028 4461 4101  
FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295  
MALONE  
028 9066 1929  
NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



Forestsides Estates Ltd; Trading under licence as Ulster Property Sales (Forestsides) Reg. No. NI051121; Registered Office: 9 Upper Crescent, Belfast BT7 1NT  
©Ulster Property Sales is a Registered Trademark