



Excellent town house situated in a popular residential location on the outskirts of Carryduff. The property is beautifully presented by its current owners and is well situated for those seeking access to Belfast City by car or local transport.

The accommodation briefly comprises on the ground floor, a spacious living room with open aspect to modern fitted kitchen/dining area including cloakroom and downstairs WC. Upstairs are three well proportioned bedrooms; Principal with ensuite shower room to compliment the contemporary bathroom suite. In addition the property benefits from gas central heating, uPVC double glazed windows, enclosed rear garden with decked patio area and parking for two cars to the front.

We can with confidence, highly recommend an internal inspection as being essential.

Offers Over
£184,950

89D Ballynahinch Road,
Carryduff,
BELFAST,
BT8 8DP

Viewing by
appointment
through agent
028 9066 3030

- Beautifully presented town house situated in a highly sought after location with excellent transport links to Belfast City Centre
- Bright, spacious living room, open plan to a modern fully fitted kitchen and dining area
- Downstairs WC
- Three well-proportioned bedrooms; Principal with ensuite shower room
- Contemporary first floor bathroom
- uPVC double glazing throughout/ Gas central heating
- Enclosed rear garden with decked patio area, Parking to the front
- Perfect first-time buyer opportunity, early viewing highly recommended

The Property Comprises:

Ground Floor

HALLWAY: Composite front door to:

LIVING ROOM: 19' 3" x 10' 2" (5.87m x 3.1m)

Feature bay window, feature fireplace with sandstone surround and gas insert, laminate wood strip flooring.

KITCHEN/DINING: 21' 7" x 13' 8" (6.58m x 4.17m) Modern fitted kitchen, range of high and low level units, built in oven, 4 ring gas hob and extractor, stainless steel sink with mixer tap, integrated fridge freezer, gas boiler cupboard, laminate work surfaces, tiled flooring, double patio doors onto enclosed rear garden.

CLOAKROOM: Leading to..

DOWNSTAIRS WC.: Low flush WC, wash hand basin.



First Floor

LANDING: Carpeted, hotpress cupboard.

BATHROOM: Low flush wc, wash hand basin, bath with overhead shower unit, fully tiled, recessed lighting.

PRINCIPAL BEDROOM: 13' 3" x 10' 5" (4.04m x 3.18m) Carpeted.

ENSUITE SHOWER ROOM: Low flush WC, wash hand basin, walk in corner shower cubicle, ceramic tiled flooring, extractor fan, recessed lighting.

BEDROOM (2): 11' 1" x 7' 8" (3.38m x 2.34m) Carpeted.

BEDROOM (3): 11' 0" x 5' 7" (3.35m x 1.7m)

Outside

Paved patio area. Raised decked seating area. Boundary fencing.



Telephone 028 9066 3030

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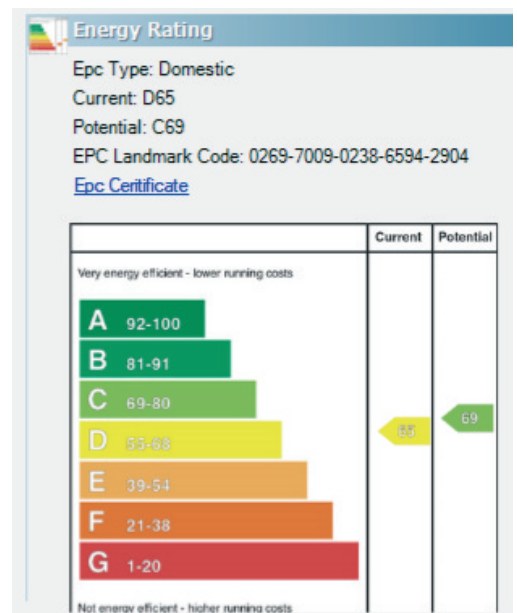


Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Driving out of Carryduff along Ballynahinch Road, number 89D is on the right hand side just after Muskett Road.

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



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