



## 31 Blenheim Park, Carryduff, Belfast, BT8 8NN

**Asking Price £239,950**

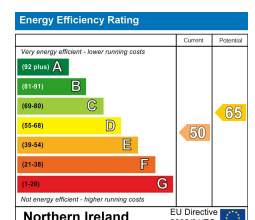
31 Blenheim Park is a well maintained and presented detached bungalow located only a few minutes walk from the centre in Carryduff. The property boasts three bedrooms, lounge open to dining room, modern kitchen (fitted within the last year) and cream bathroom suite.

In addition the property also benefits from an oil heating system, double glazing and has been recently re-wired.

Outside, there is a driveway with ample parking leading to an attached garage, mature gardens to the front and rear as well as patio area to side with direct access from the kitchen that captures the afternoon sun.

An excellent home in a great location

- Detached Bungalow
- Spacious Lounge/Dining
- Cream Bathroom Suite
- Re-wired Within The Last Year
- Attached Garage
- Three Bedrooms
- Modern Fitted Kitchen
- Oil Heating/Double Glazed
- Driveway With Ample Parking
- Mature Gardens Front & Rear, Patio Area To Side



## The Accommodation Comprises



Upvc glass panelled front door with glazed side panel to entrance hall, laminate flooring. Built-in storage.



Lounge / Dining 22'1 x 10'5 (6.73m x 3.18m)



Stone fireplace with wooden surround and slate hearth, housing an open fire. Laminate flooring.





**Modern Fitted Kitchen 13'1 x 10'1 (3.99m x 3.07m)**



At widest points. Excellent range of high and low level built-in units, wood effect work surfaces, built-in 4 ring hob and under oven, over head extractor fan, black composite 1 1/2 bowl sink unit with single drainer. There is an integrated dishwasher, fridge and separate freezer. plumbed for washing machine, i. Laminate flooring. Access to side patio area.

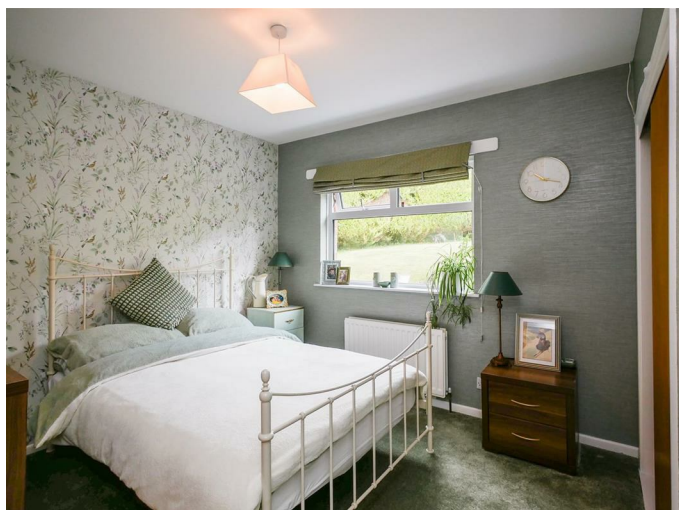


### Bedroom One 13'5 x 9'3 (4.09m x 2.82m)



Built-in robes.

### Bedroom Two 10'2 x 10'0 (3.10m x 3.05m)



Built-in robes.

### Bedroom Three



Built-in bedroom furniture.

### **Cream Bathroom Suite**



Comprising panelled bath with mixer taps and Mira shower unit above, pedestal was hand basin with mixer taps, low flush w/c. Part tiled walls Tiled floor.

### **Inner Hallway**

Access to roof space. Fully insulated.

### **Outside Front**

Driveway with ample parking leading to detached garage.

### **Attached Garage 18'5 x 11'3 (5.61m x 3.43m)**

Up and over door, light and power. Housing oil boiler.

### **Gardens Laid In Lawns**

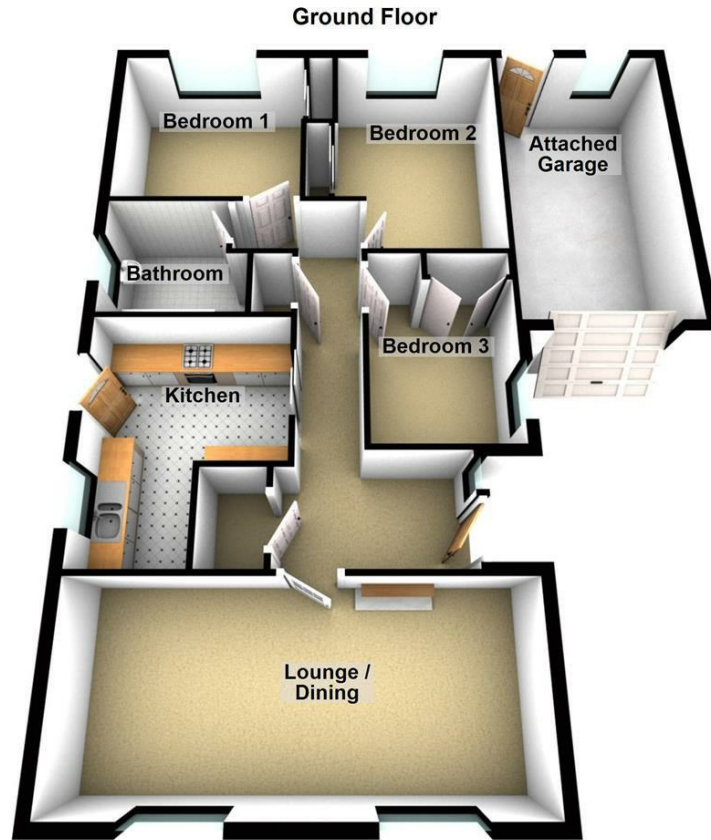


The property is positioned a lovely plot with mature gardens laid in lawns to the front side and rear bordered by hedging.

From the kitchen there is a patio area that captures the afternoon sun as well as a patio area to rear.



## 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



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