



“Drumlin “No 4 Sloan’s Avenue, The Roundabout, Saintfield Road Carryduff

Sometimes, the setting of a property paints a picture, especially when it has wonderful evergreen surroundings with dense mature trees and shrub borders, birds singing and an array of colourful flowers, it could well be anywhere. This mature site, easily the largest plot off Sloan’s Avenue in the centre of Carryduff might be confused with a rural country estate rather than a most convenient and easily accessible home of intrigue and character. The original property designed and built in the 1950’s or thereabouts offers a deceptive layout spread over two floors and no matter what window you choose the serene, private outlook is the same. It is approached by a sweeping drive off Sloan’s Avenue, itself a private unadopted road shared by only a few neighbours. The brown rustic brick elevations still retain many original features, cast iron guttering, concrete window heads and sills, some original metal framed windows and others in hardwood, protruding bay windows on multiple sides, an abundance of internal storage as concealed cupboards or roomy eaves or walk in roof space voids. Some updating and alteration may be something to be contemplated as a project, however the present layout of circa 1,800 of accommodation provides for generous sized rooms and easy access with a gently rising staircase to first floor. Incorporated into the layout is a ground floor master bedroom with ensuite W.C. a custom designed and slightly older style kitchen with carefully turned melamine faced units include an under-counter swing carousel, some integrated appliances plus a fixed breakfast table, a separate utility room, modern ground floor shower room are also features and ideal for when working around the home and garden a useful outside third toilet facility is very necessary. Oil fired central heating is installed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Asking Price: Offers Invited Around: £350,000-00

Enclosed Porch: Upvc framed double glazed entrance door with matching glazed side panes, facing brick finish internal walls, tiled flooring.

Spacious Hall: 25/6 x 4/0 with turned fixed gently rising staircase to First Floor and useful understairs storage cupboard space with double doors. Picture rail. Solid floor.



Living Room: 13/0 x 11/6 plus square bay window to front, recessed fireplace chimney breast wall with tiled hearth and inset open grate. Solid floor. Picture rail.



Dining Room : 14/0 x 11/6 plus two separate square bay window front and side, chimney breast wall with sealed front (air vent visible) solid floor and picture rail. Access to:



Well Appointed Country Style Kitchen: 12/0 x 8/6 comprising an extensive range of melamine cream finished cupboard door and drawer fronts with matching worktops all with teak trim, inset one and half bowl sink top with mono chrome mixer, all with pelmets and cornices and concealed lighting. Swing carousel under worktop as larder, integrated ceramic electric hob with concealed cooker hood over and low-level electric hob. Fixed breakfast table. Tongue and groove timber sheeted ceiling with spotlight. Convactor wall mounted heater. Access to





Utility Room : 9/3 x 8/6 with part tiled walls, small sink basin with high level chrome wall mounted mixer taps. Range of wall mounted cupboards. Plumbing for washing machine. Warmflow oil fired central heating boiler. Space for upright fridge/freezer

External utility store: 12/9 x 9/0 with access to outside, to detached garage and to external W.C.



Master Bedroom : 16/9 x 11/6 maximum



Ensuite W.C. :
4/4 x 3/10
with recently
installed low
flush W.C. and
pedestal wash
hand basin
and wall
mounted
extractor fan.



Study Area: opens directly off the hall 11/7 x 8/6 and part 3/6 plus recessed desk area and fitted shelved storage unit with double doors, direct access to

Side

Conservatory:
12/3 x 8/0 with part solid dwarf built walls, remainder Upvc window space, polycarbonate roofing, connection to central heating and Upvc door to garden.



Family Shower Room: 7/0 x 5/10 with fully tiled walls and ceramic tiled floor, recessed ceiling lighting, shower quadrant with sliding door and Mira Sport electric shower unit, vanity basin and close coupled low flush W.C. chrome mounted heated towel radiator.



FIRST FLOOR

Excellent landing area 9/6 x 8/9 maximum with cupboard space and direct access to:



Bedroom 2: 14/6 x 12/6 with bright outlook to front and excellent recessed eaves storage space including mirror fronted low level wardrobes.



Bedroom 3: 14/3 x 9/1 with two windows overlooking garden, good access to eaves storage.



Store Room: 10/3 x 7/7 (no current window space) useful playroom or other

Outside: Sweeping tarmac driveway with easy access for car parking and turning fronting a matching brick style detached with concrete floor, pitched roof covering with felt underlay.

Garage: 14/4 x 12/0 with roller vehicle entrance door

Central Heating: The property has oil fired central heating (no testing has been made of any coal fire)

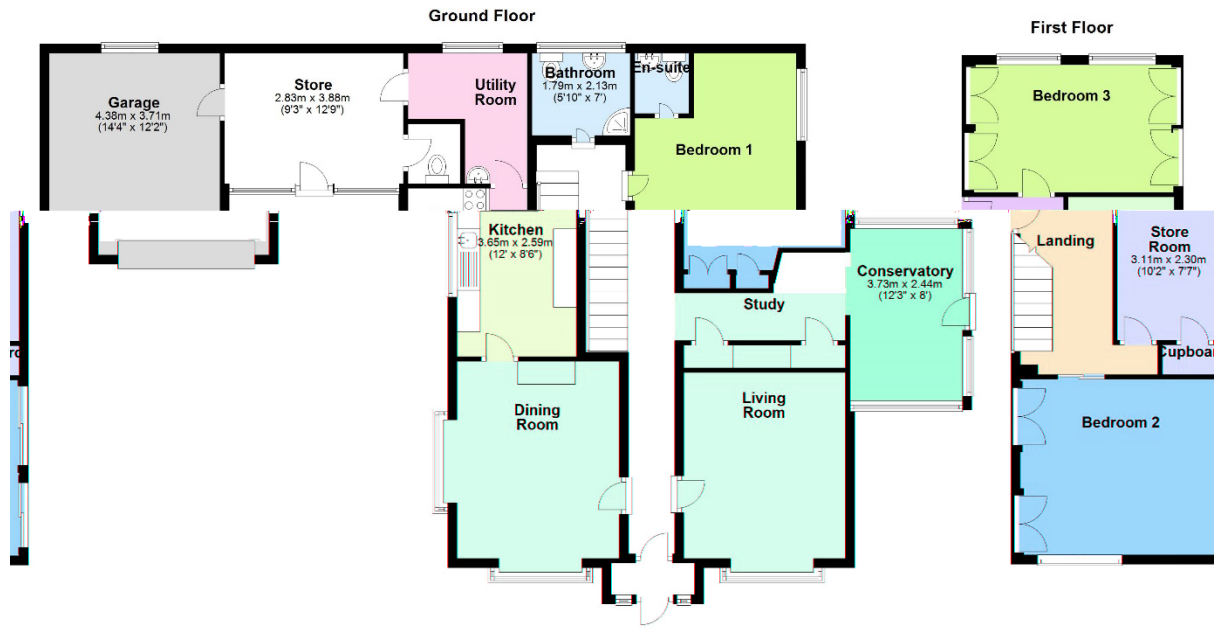
Gardens: Surrounded by mature landscaped garden space including wooded copse to approximately 0.5 Acres.

Tenure: We are advised the property is held FREEHOLD but with the benefit of two receiving sub leases amounting to £50-00 per annum and collected from neighbouring properties.

Rates: Capital Value advised by Land & Property Services as £250,000-00 and the domestic rates payable for the year commencing 01 April 2024 are quoted as £2,175-00 which are payable to Lisburn & Castlereagh City Council

EPC: E53/C70





Plan for illustrative purposes only
 Plan produced using PlanIt.

4 Sloans Avenue, Saintfield Road, Carryduff