Tim Martin co.uk



7 Clontonacally Road Carryduff BT8 8AG

Offers Over £250,000

www.timmartin.co.uk Telephone 028 91 878956 An excellent opportunity to acquire this modern portal framed shed (for personal use only) with gravelled and concrete yard, situated approximately 1 mile from Carryduff

The property, approached by electric gates, occupies a spacious site and has been built and finished to an exceptional standard throughout and comprises of three storage units with roller shutter doors and ancillary kitchen, WC, and storage facilities.

The location of this property provides ease of access to Belfast, Lisburn and the motorway network

Portal Framed Shed Comprising Of:

Shed 1

1007 sqft (approx)

Concrete floor; side access; roller shutter door - 14'2 (H) X 13'0 (W)

Shed 2

256 sqft (approx)

Fluorescent lighting; ample power points.

Shed 3

680 sqft (approx)

Concrete floor; fluorescent LED lighting; single drainer stainless steel sink unit; side access.

Kitchen

421 sqft (approx)

Excellent range of modern high gloss high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with mixer tap; Candy electric oven/grill; Nordmende 5 ring gas hob; extractor hood over; Whirlpool fridge/freezer; Neff dishwasher; wood laminate floor; cornice ceiling.

Utility Room

56 sqft (approx)

Single drainer stainless steel sink unit with swan neck mixer tap; space and plumbed for washing machine and tumble dryer; good range of gloss high and low level cupboards; laminate worktops; recessed spotlights; wood laminate floor.

WC

82 sqft (approx)

White suite comprising, close coupled wc; wall mounted wash hand basin with mono mixer tap; waterproof vinyl click floor; recessed spotlights; extractor fan.

Store

88 sqft (approx)

Access to first floor storage.

Outside

Electric operated gates leading to concrete and gravelled yard.

Boiler House

Grant oil fired boiler; low flush wc; wall mounted wash hand basin.

Tenure

Freehold

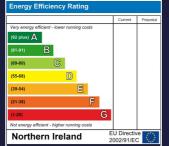
Capital Rateable Value











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