

**Tim Martin**  
—  
**.co.uk**



**7 Clontonacally Road**  
**Carryduff**  
**BT8 8AG**

**Offers Over**  
**£250,000**

[www.timmartin.co.uk](http://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**







T.B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

Comber ■  
27 Castle Street, Comber, BT23 5DY  
T 028 91 8789596

Saintfield  
1B Main Street, Saintfield, BT24 7AA  
T 028 97 568300

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