



19 Meadowvale Avenue, Carryduff, Belfast, BT8 8QY

Asking Price £212,500

Situated on a fantastic, elevated corner site, this semi detached home offers spacious well proportioned accommodation comprising three bedrooms, lounge open to dining, which in turn is open to the modern fitted kitchen and downstairs w/c.

Upstairs there are three bedrooms and a white bathroom suite.

The property has also been updated with a gas heating system and double glazing.

Outside there is a large block paved driveway with ample parking for several cars leading to the detached garage and enclosed patio and garden to the rear.

A few minutes walk provides access to the Ballynahinch Road with transport links and main arterial routes to Downpatrick, Ballynahinch, Lisburn and Belfast.

An excellent home, perfect for the first time buyer or those with a young and growing family.

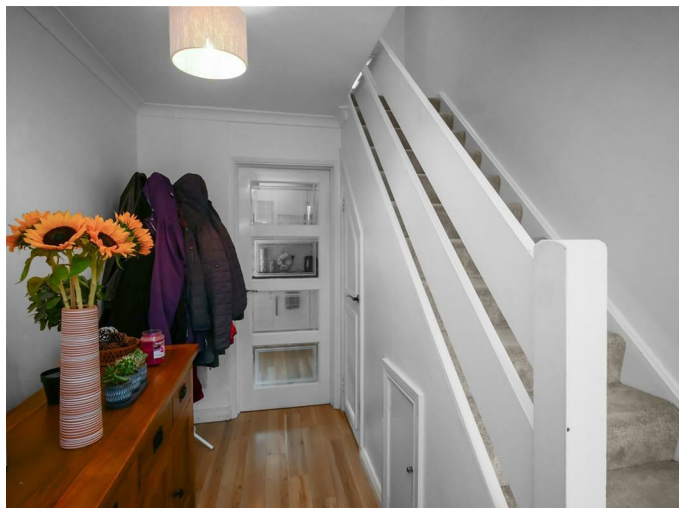
- Semi Detached Home On A Large Corner Site
- Lounge Open To Dining Area
- Downstairs w/c
- Gas Heating/Double Glazed
- Detached Garage
- Three Well Proportioned Bedrooms
- Open Plan Fitted Kitchen
- White Bathroom Suite 1st Floor
- Driveway With Ample Parking
- Enclosed Patio And Garden

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		56	71
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Not energy efficient - higher running costs

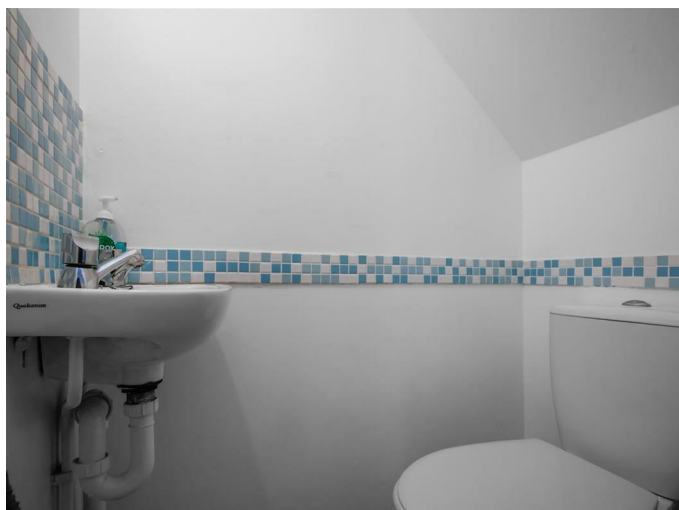
Northern Ireland EU Directive 2002/91/EC

Entrance



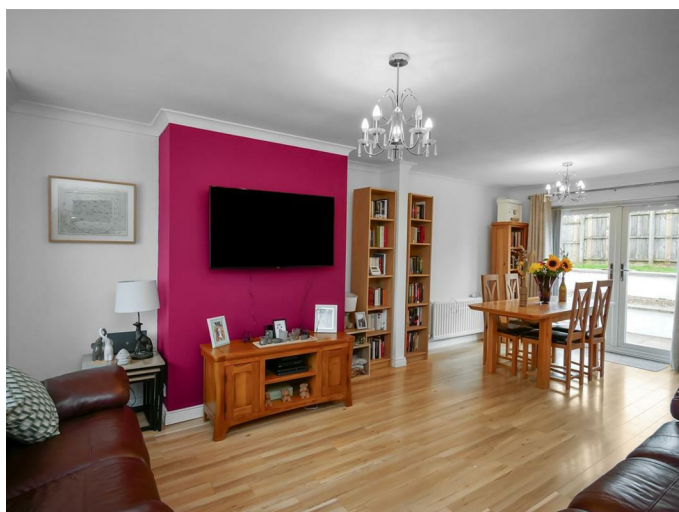
Pvc glass panelled front door to entrance hall. Laminate flooring.

Downstairs W/C



Under-stairs storage area with low flush w.c and Sink unit.

Lounge 14'1 x 13'4 (4.29m x 4.06m)



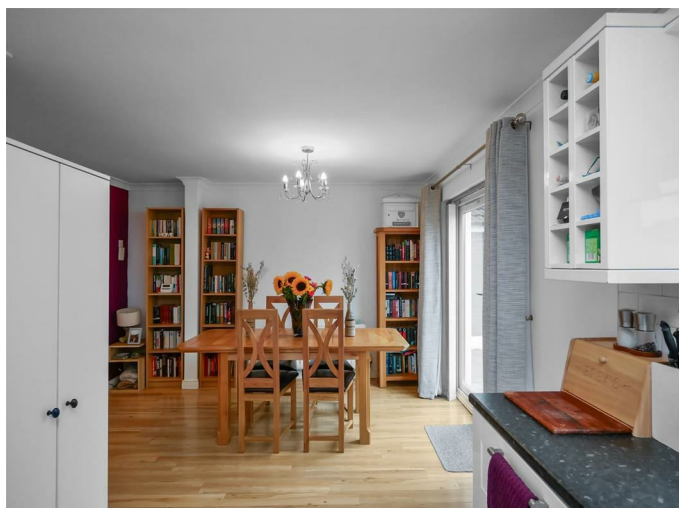
(into bay) Laminate flooring.



Modern Fitted Kitchen/Dining 21'5 x 8'8 (6.53m x 2.64m)



Full range of high and low level shaker style units. Formica work surfaces, single drainer stainless steel sink unit with mixer taps, built in 4 ring hob, double oven, stainless steel overhead extractor fan. Integrated fridge freezer and dish-washer. Part tiled walls. Spotlights. Laminate flooring. Pvc patio doors to patio and gardens.

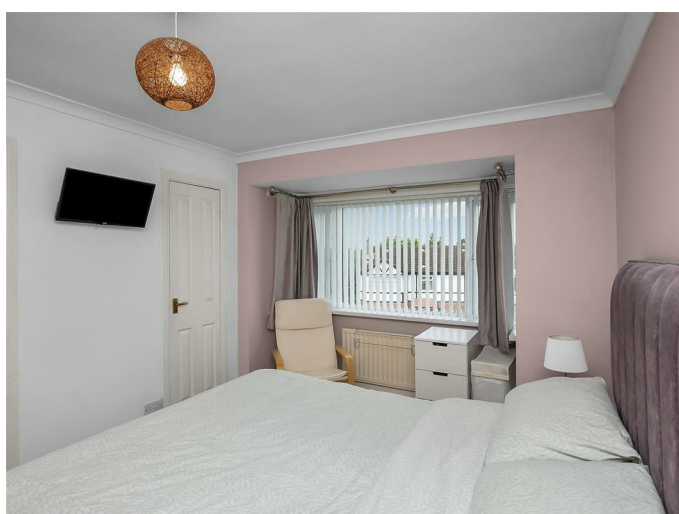


First Floor

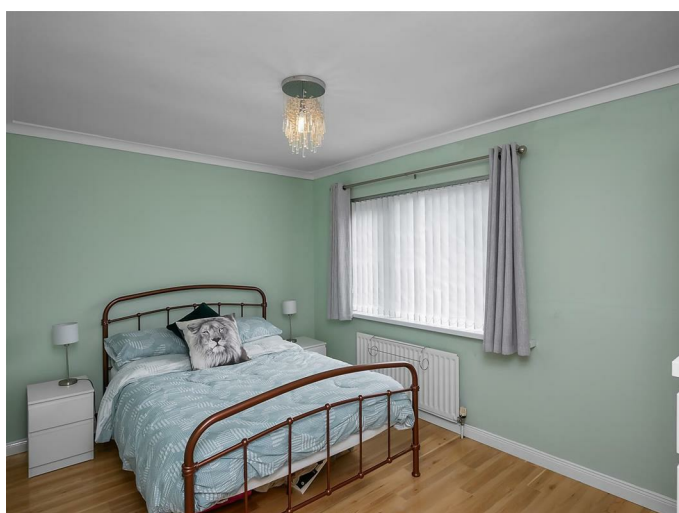
Bedroom One 14'8 x 9'8 (4.47m x 2.95m)



Laminate flooring. Built in storage x 2.



Bedroom Two 13'10 x 8'8 (4.22m x 2.64m)



Laminatel flooring.

Bedroom Three 8'1 x 6'4 (2.46m x 1.93m)



Laminate flooring. Built in storage.

White Bathroom Suite



Comprising panelled bath with miser taps and chrome shower unit above, pedestal wash hand basin, low flush w.c
Fully tiled walls. Tiled flooring. Spot-lights. Heated chrome towel rail.

Landing

Hot-press. Access to roofspace via fold down ladder.

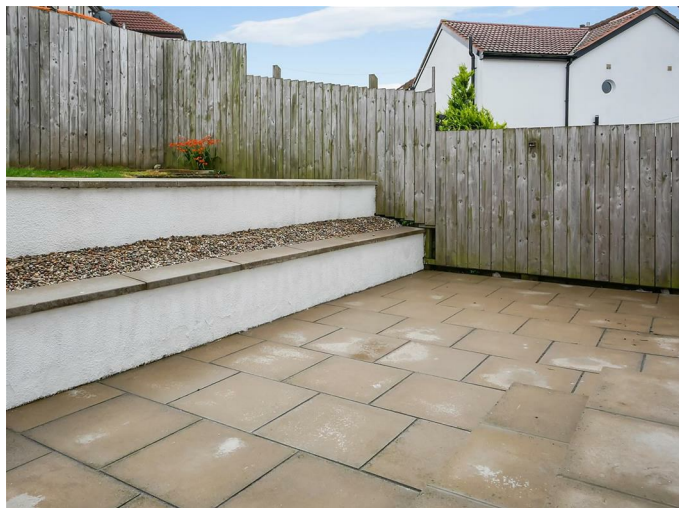
Outside Front

Excellent gardens to the front. Side driveway with ample parking for several cars leading to a detached garage.

Detached Garage 26'1 x 13'3 (7.95m x 4.04m)

Up and over door. Light and power. Plumbed for washing machine.

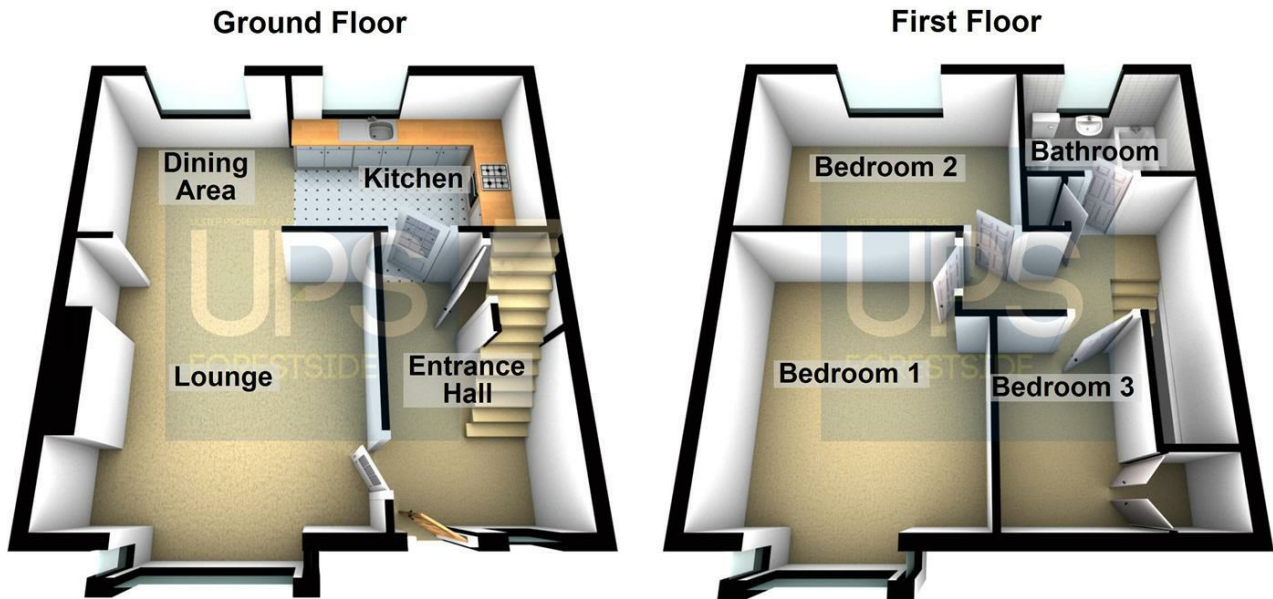
Outside Rear



From dining area access is provided to flagged patio area. and raised gardens laid in lawns. Bordered by timber fencing. Outside tap.

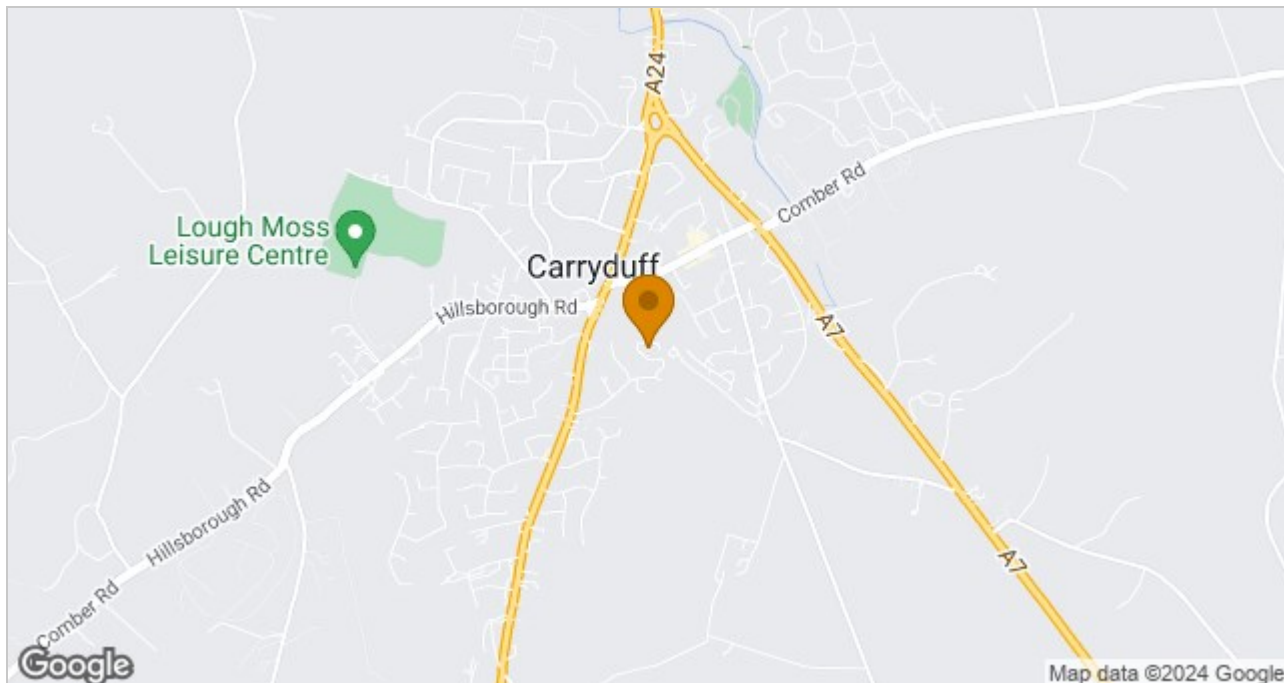


Floor Plan



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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