



Estate Agents & Valuers

www.alannewell.com

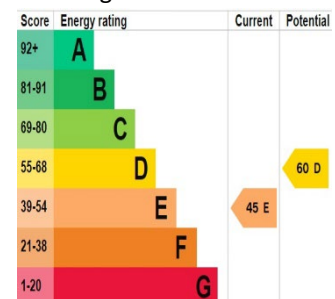
☎ 028 9081 2422

No 756 SAINTFIELD ROAD, CARRYDUFF,
BELFAST BT8 8AT



This extended, detached bungalow occupies a large and level site on the edge of Carryduff a short drive along the A7 towards Saintfield and while outside the present development limit of the village it benefits from a footpath frontage which offers safe pedestrian access on what is also a bus route.

An opportunity of enormous potential given that updating, improvement and further alteration to the original 1950's home might be contemplated. The more recent extension to the rear coupled with the formation of the developed roof space was approved by Lisburn Rural District Council about 1972. Today, the accommodation footprint provides some 1,500 Sq. Ft on what is a site area of circa 0.3 acre which is easily accessible. With excellent car parking and turning to the front and side all enhanced by a long 30 Ft detached garage with a large



hardstanding patio area beyond with large wooden shed and glass house and a further extensive, well screened garden area behind in a semi-rural position. The site enjoys an outlook to front and side across agricultural land. Of interest to someone self-employed perhaps who can make good use of the storage space and parking. Also, great potential to once again become a viable family home, the accommodation is quite deceptive, the majority of rooms have higher than average ceilings, are all well-proportioned with no obvious wasted space. Comprising briefly THREE Reception rooms, generous sized kitchen, FOUR Bedrooms including one on the first floor approached by a fixed staircase and family bathroom. Oil fired central heating is fed from a Grant Boiler and the majority of windows have been fitted with UPVC double glazed units as have the external doors with evidence of UPVC cladding to fascia boards and soffits.

(NOTE: INTERNAL PHOTOGRAPHS WILL BE POSTED LATER)

Asking Price: Offers Invited over £265,000-00

Entrance Hall: UPVC framed glazed entrance door approach to a long and wide hall 4/10 x 18/4 with useful walk in storage space under a concealed staircase. Wall light point

Living Room: 12/6 x 11/10 into front bay window with an additional side gable wall window. Chimney breast wall with air vent fireplace having been removed. Wall light points

Sitting Room: 13/6 x 13/0 with both front wall and side bay window, tiled fireplace with open fire (not tested) tiled hearth, ceiling cornice and two radiators. Access to

Dining Room: 11/6 x 8/9 (maximum) with window to side wall. Access to

Spacious Kitchen: 13/0 x 8/9 with large side window and glazed external door to rear, separate access to hallway. Fully tiled walls, wooden door range of high- and low-level cupboards all with excellent contrasting worktop space including an inset one and half bowl stainless steel sink top with mixer tap. No other kitchen fittings or appliances available.

Bedroom 1: 11/10 x 10/6

Bedroom 2: 12/3 x 10/6

Bedroom 3: 10/9 x 9/0 at rear with outlook towards the garden

Bathroom: 9/10 x 7/6 with tiled walls to contrast original coloured suite comprising panelled bath with mains operated shower mixer wall fitted control, pedestal wash hand basin with chrome taps and low flush W.C. Wall mounted bathroom heater, radiator, bathroom cabinet and shaver point.

First Floor: Approached by a gently sloping staircase to open landing, access to eaves.

Landing Area: 13//0 x 7/0 with skylight, access to eaves storage at top of stairs

Bedroom 4: 13/6 x 13/0 with large dormer window to rear. Panelled walls and recessed cupboard space.

Roof Space: Extensively insulated in 2008

Central Heating: Oil fired central heating supplied by a Grant Boiler with various radiators throughout including the First Floor.

Outside: Double entrance gates opening to tarmac driveway with excellent parking and turning for easier access to the main A7 Saintfield Road.

Garage: Long Detached Matching Garage 30/0 x 11/0 approx. with sliding wooden door matching rendered walls and pitched roof.

Separate Utility Area 11/0 x 11/0 approx. to rear of garage approached by its own pedestrian door, it has a sink unit and window at rear

Extensive hardstanding patio area to rear



Gardens: Enclosed mature gardens to front with shrub line border fronting the main Saintfield Road PLUS a large enclosed private and well screened rear garden located on the rear boundary well away from the property itself.



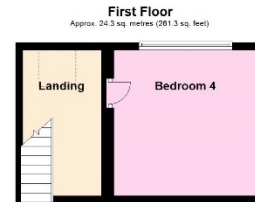
Tenure: Leasehold

Rates: A capital Value of £270,000- 00 is confirmed on the Land & Property Web Site upon which the domestic rates payable to Lisburn & Castlereagh City Council for the year commencing 01 April 2024 are charged as £2,118-79

EPC: E45/D60



756 Saintfield Road
Approx. 142.1 sq. metres (1530.1 sq. feet)



Total area: approx. 166.4 sq. metres (1791.3 sq. feet)
Plan for illustrative purposes only
Plans produced using PlanUp