



51 Ivanhoe Avenue, Carryduff,  
Belfast, County Down, BT8

**Offers Over: £249,950**

 **Reeds Rains**

[reedsrains.co.uk](http://reedsrains.co.uk)

Ivanhoe Avenue, Carryduff, Belfast, County Down, BT8

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Council Tax Band:

EPC Rating: C

An Impressive Chalet Bungalow.

## GROUND FLOOR

### Entrance Hall

A welcoming entrance hall with PVC front door, cornicing and under-stair storage cupboard.

### Lounge

22'2" x 10'5" (6.76m x 3.18m)

A bright and spacious living room, with wood burning stove, cornicing and ceiling spotlights.

### Kitchen

13'5" x 7'9" (4.1m x 2.36m)

The kitchen has an excellent range of high and low level units, breakfast bar, 1.5 drainer with mixer tap, integrated electric hob and oven, as well as dishwasher.

### Bedroom

14'2" x 10'9" (4.32m x 3.28m)

An excellent double bedroom with carpet flooring, built in sliderobes, and an outlook to the rear garden.

### Living Room

17'2" x 8'2" (5.23m x 2.5m)

A spacious room with potential for various uses including an additional bedroom, with cornicing and an outlook to the front.

### Bathroom

11'2" x 7'5" (3.4m x 2.26m)

The main bathroom suite has a low flush wc, wash hand basin with mixer tap and large vanity unit. and a bath with overhead shower unit. The bathroom has been fully tiled and has ceiling spotlights.

## FIRST FLOOR

### Principal Bedroom

13'4" x 13'3" (4.06m x 4.04m)

A double bedroom with carpet, eaves storage and an outlook to the rear garden.

### Bedroom

10'11" x 7'7" (3.33m x 2.3m)

A good sized bedroom with two velux windows and carpet flooring.

### Shower Room

6'4" x 5'3" (1.93m x 1.6m)

The shower room comprises a low flush wc, wash hand basin with mixer tap, and a shower cubicle with thermo-controlled shower unit.

## OUTSIDE

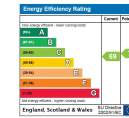
The impressive site provides an excellent driveway with ample car parking space, large detached garage, and beautifully maintained front and rear gardens with plants and shrubs. There is also an outside light and outside tap.

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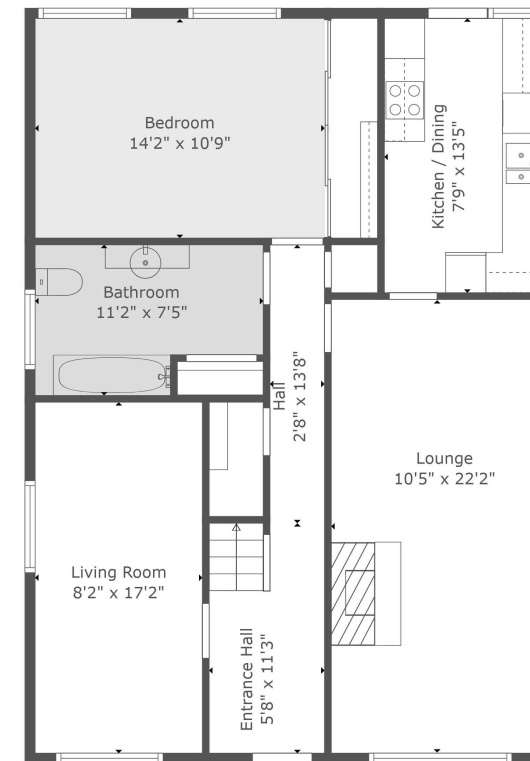
All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

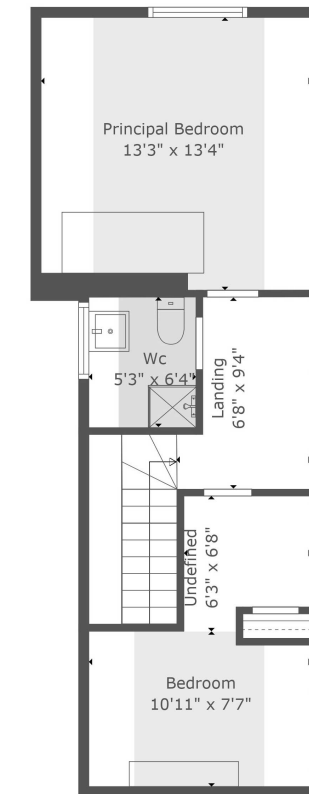
Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Floor 1



Floor 2