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15 Frankhill Park

Carryduff

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**Offers Around
£285,000**

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SUMMARY

A well presented and spacious detached chalet bungalow, occupying an elevated site within this popular residential development, close to many local amenities and public transport.

The property boasts versatile accommodation over two floors, however, can be used as a bungalow with the ground floor comprising of a spacious lounge with open fire, three good sized bedrooms, modern fitted kitchen with dining area, bathroom with white suite and lean to conservatory to the rear. The first floor boasts two further guest bedrooms. The property is further complimented by oil fired central heating and PVC double glazing.

Outside, a spacious driveway provides excellent off street parking and leads to the detached garage with electric operated door. The front and rear gardens are laid out in lawn, with paved patio areas and provide excellent outdoor entertaining space with ease of maintenance in mind.

Perfect for the growing or established family or those wishing to downsize, this beautiful home is perfectly located within walking distance to many local amenities in Carryduff including doctors surgery, coffee shop, Spar and EuroSpar and public transport. Forestside Shopping centre is only a short distance away, whilst Downpatrick, Belfast, Lisburn and an excellent choice of primary and secondary schools are all easily accessible by an excellent road network and public transport links.

FEATURES

- Well Presented Detached Chalet Bungalow Within This Popular Residential Development
- Spacious Lounge With Open Fire
- Two/Three Bedrooms On The Ground Floor With Two Further Guest Bedrooms On The First Floor
- Modern Fitted Kitchen With Dining Area
- Bathroom With Separate WC
- Oil Fired Central Heating And PVC Double Glazing
- Spacious Driveway Leading To The Detached Garage With Electric Operated Door
- Enclosed Rear Gardens Laid Out In Lawn With Paved Patio Areas
- Within Walking Distance To Carryduff, Doctors Surgery, Coffee shops, Spar And EuroSpar And Public Transport
- Ease Of Access To Belfast, Lisburn, Downpatrick And An Excellent Range Of Primary And Secondary Schools

Entrance Hall

Glazed PVC entrance door with matching side lights; telephone connection point; wood laminate floor; built in storage cupboard.

Lounge

19'2 x 12'2 (5.84m x 3.71m)

Max Measurements

Beautiful cast iron style fire place with open fire; knotted pine fire surround; slate tiled hearth; corniced ceiling; TV aerial connection point; wood strip floor; under stairs storage cupboard; sliding door through to:

Kitchen / Dining

18'11 x 8'9 (5.77m x 2.67m)

Extensive range of wood laminate high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with mixer taps; integrated Belling electric double oven and grill; Hotpoint 4 ring ceramic hob; space for fridge / freezer; space and plumbing for dishwasher; formica worktops; part tiled walls; tiled floor; recessed spotlights; glazed uPVC door to:-

Conservatory

11'9 x 8'10 (3.58m x 2.69m)

Tiled floor; glazed PVC door to rear gardens; space and plumbing for washing machine.

Bedroom 1

13'9 x 8'10 (4.19m x 2.69m)

Built in mirrored sliding robes; built in storage cupboard.

Study

9'10 x 6'10 (3.00m x 2.08m)

Bedroom 2

9'10 x 8'4 (3.00m x 2.54m)

Wood laminate floor

Bathroom

7'9 x 5'6 (2.36m x 1.68m)

White suite comprising pannelled bath with chrome taps; Redring electric shower unit and wall mounted telephone shower attachment; pedestal wash hand basin with chrome taps; tiled walls and floor; Hotpress with lagged copper cylinder.

Separate WC

4'8 x 2'10 (1.42m x 0.86m)

White close coupled WC; tiled walls and floor.

First Floor / Landing

Access to under eaves storage.

Bedroom 3

14'11 x 14'2 (4.55m x 4.32m)

Access to under eaves storage; built in furniture to include wardrobe, cupboards and drawers; recessed spotlight

Bedroom 4

14'11 x 13'4 (4.55m x 4.06m)

Access to under eaves storage; built in furniture to include wardrobe, cupboards and drawers; recessed spotlight.

Outside

Spacious driveway leading to:-

Detached Garage

18'4 x 10'2 (5.59m x 3.10m)

Electric roller shutter door; side access; Worcester oil fired boiler; light and power points.

Gardens

Front gardens laid out in lawn and planted with mature hedging and shrubbery.

Enclosed rear gardens laid out in lawn with paved patio area; well stocked flowerbeds; outside lights and water taps; PVC oil storage tank.

Tenure

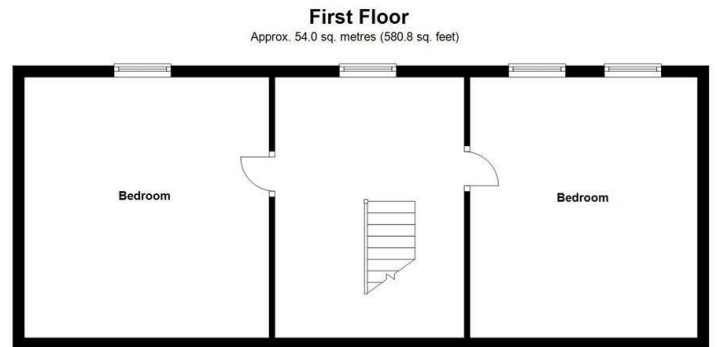
Leasehold

Ground Rent

£12 Per Annum

Capital / Rateable Value

£160,000. Rates Payable = £1392.00 per annum (approx)





Total area: approx. 145.7 sq. metres (1568.2 sq. feet)














Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	62
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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