



3 Killynure Road, Off Church Road, Carryduff, BT8 8EE

Asking Price £99,950

Situated just off the Church Road in the centre of Carryduff, close to the local shops, the brand new Euro Spar superstore and arterial routes, this end mid home offers well proportioned accommodation comprising three bedrooms, spacious lounge, kitchen with family dining area and white bathroom suite on first floor with separate w/c. In addition the property benefits from an oil heating system, although we believe the boiler is not currently in working condition, double glazed windows as well as plenty of internal storage. Outside there is a driveway with parking to the front, as well as low maintenance gardens to the rear. This property does require updating but has been priced accordingly, allowing the new buyer the opportunity to put their own stamp upon it. Chain free it is sure to be of interest to many potential buyers.

- Mid terrace home requiring modernisation
- Spacious lounge
- 1st floor bathroom with separate w/c
- Double glazed
- Low maintenance gardens to the rear
- Three bedrooms
- Kitchen / dining area
- Oil heating (Boiler will need replaced)
- Driveway to the front
- Chain free sale

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		44	71

EU Directive 2002/91/EC

The accommodation comprises

Pvc double glazed front door leading to the entrance porch.

Entrance porch

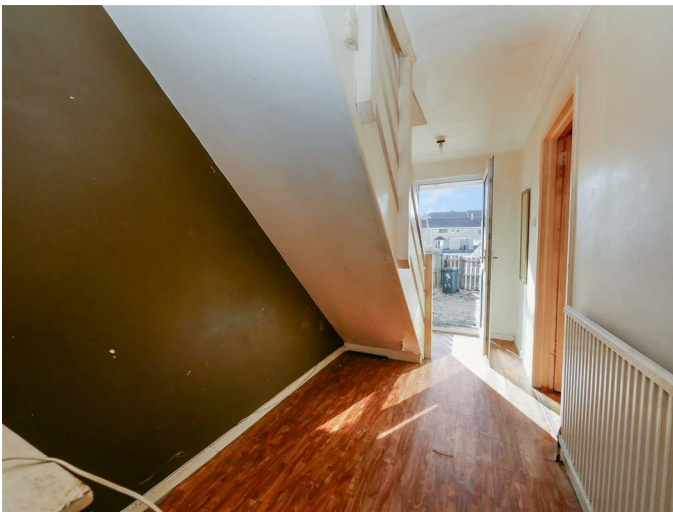
Inner door to the lounge.

Lounge 16'2 x 10'8 (4.93m x 3.25m)



Wood flooring.

Rear hallway



Under stairs annex.

Kitchen / dining



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, plumbed for washing machine, cooker space, fridge freezer space, built in storage.

1st floor

Landing, hot press and separate storage areas.

Bedroom 1 13'5 x 8'9 (4.09m x 2.67m)



Bedroom 2 10'9 x 7'8 (3.28m x 2.34m)



Separate w/c 5'7 x 2'8 (1.70m x 0.81m)



Low flush w/c, tiled floor.

Bedroom 3 10'3 x 7'0 (3.12m x 2.13m)



Built in robe.

Bathroom 5'9 x 5'1 (1.75m x 1.55m)



White suite comprising bath with mixer taps, Triton Cara shower. Pedestal wash hand basin, part tiled walls, tiled floor.

Outside



Driveway with off street parking to the front.

Front gardens

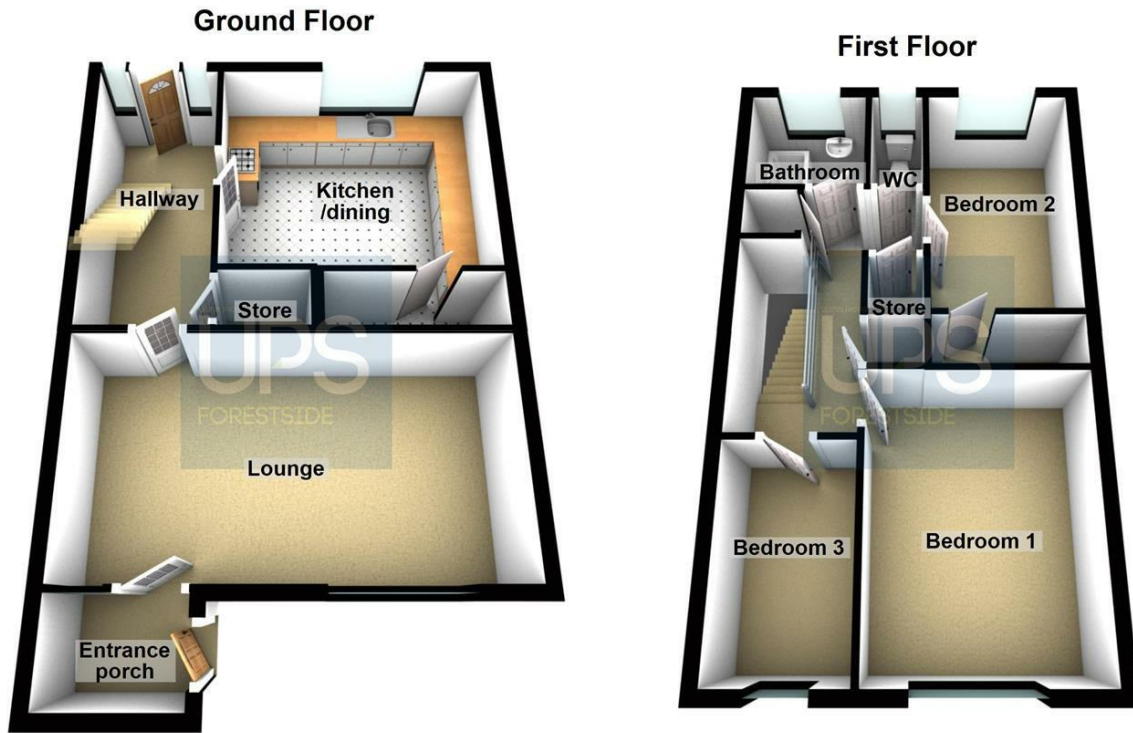
Loose stone area, outside storage.

Rear gardens



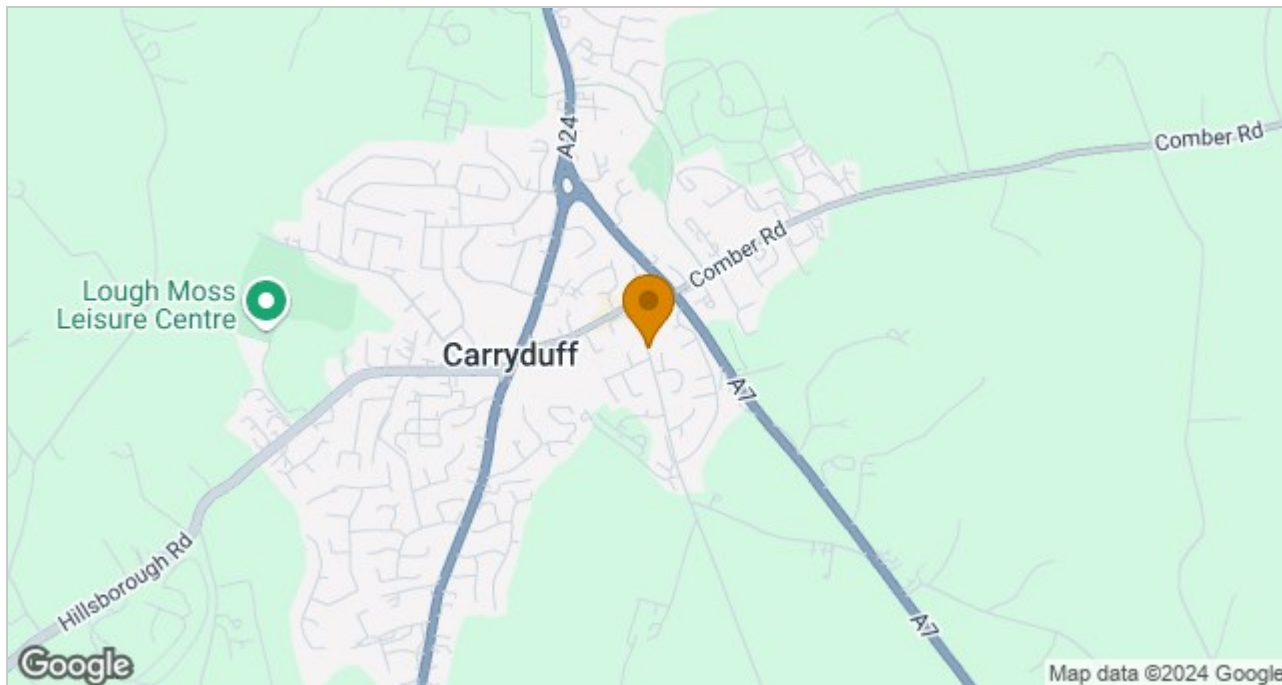
Paved garden area to the rear. oil tank,
boiler house.

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155
BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432
CAVEHILL
028 9072 9270
DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264
GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444
RENTAL DIVISION
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark