



## 30 Ivanhoe Avenue, Saintfield Road, Carrduff, BT8 8BN

**Asking Price £180,000**

Located off the Upper Saintfield Road, we are delighted to bring to the market this fantastic, semi detached home, ideally positioned close to local amenities, Let's go hydro aqua park, arterial routes as well as providing good access to Belfast, Lisburn, Saintfield and surrounding towns and villages. The bright and spacious accommodation comprises 3 bedrooms, all with built in robes, a bright and spacious lounge, a modern fitted kitchen with dining area and a modern white bathroom suite. Outside this home sits on a spacious site with good sized enclosed rear gardens laid in lawn, ideal for those with families with plenty of space for the children to play and there is an additional patio area! A massive bonus for this home is the basement storage rooms, suitable for a range of various uses. This chain free home we believe will be in high demand and would encourage early viewing!

- Semi detached home
- Spacious lounge
- Three basement rooms, suitable for a range of uses
- Gas central heating
- Extensive rear gardens
- Three bedrooms, all with built in robes.
- Modern kitchen with dining area
- Deluxe white bathroom suite
- Double glazed windows
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(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 EU Directive 2002/91/EC

### The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

### Entrance hall

Laminate flooring. Cloaks with access to the basement rooms.

### Lounge 15'7 x 12'0 (4.75m x 3.66m)



Attractive fireplace with raised marble hearth housing a coal effect gas fire.

### Kitchen / dining 17'4 x 8'8 (5.28m x 2.64m)



Full range of high and low level units, single drainer sink unit with mixer taps, 5 ring gas hob and double oven, integrated fridge / freezer, integrated dishwasher, kickboard light and fan heater, laminate flooring, dining space.

### Additional kitchen image



### Lower floor Basement rooms

### Basement utility area 24'5 x 8'1 (7.44m x 2.46m)



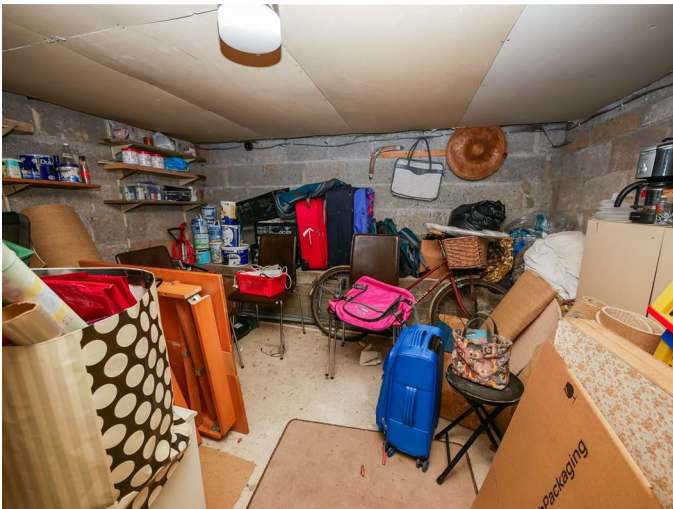
Plumbed for washing machine, gas boiler, double drainer sink unit.

**Basement garden room 15'5 x 10'5 (4.70m x 3.18m)**



Sliding door access to the rear gardens.

**Basement storage room 11'7 x 9'5 (3.53m x 2.87m)**



**1st floor**

Landing, storage in the former hot press.

**Bedroom 1 12'9 x 8'7 (3.89m x 2.62m)**



Built in robe with additional sliding robes.

**Bedroom 2 12'3 x 7'5 (3.73m x 2.26m)**



Built in robe.

**Bedroom 3 12'3 x 7'3 (3.73m x 2.21m)**



Built in robe and additional sliding robes.

### Bathroom 7'6 x 6'3 (2.29m x 1.91m)



Luxury white suite comprising panelled bath, mixer taps, Mira Sport shower, low flush w/c, pedestal wash hand basin, fully tiled walls, tiled floor. Chrome towel radiator.

### Outside

Off street parking for several cars.

### Front gardens



Gardens to the front laid in lawn.

### Rear gardens



Large flagged patio area to the rear, outside tap and light. Additional extensive garden area.

### Additional gardens

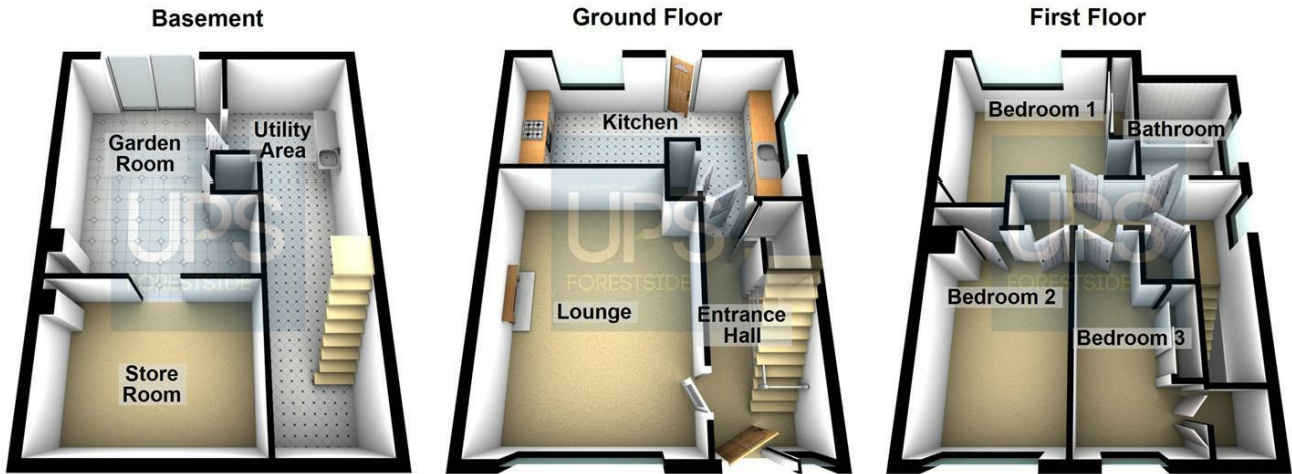


Large garden area laid in lawn bounded by mature hedging.

### Rear elevation

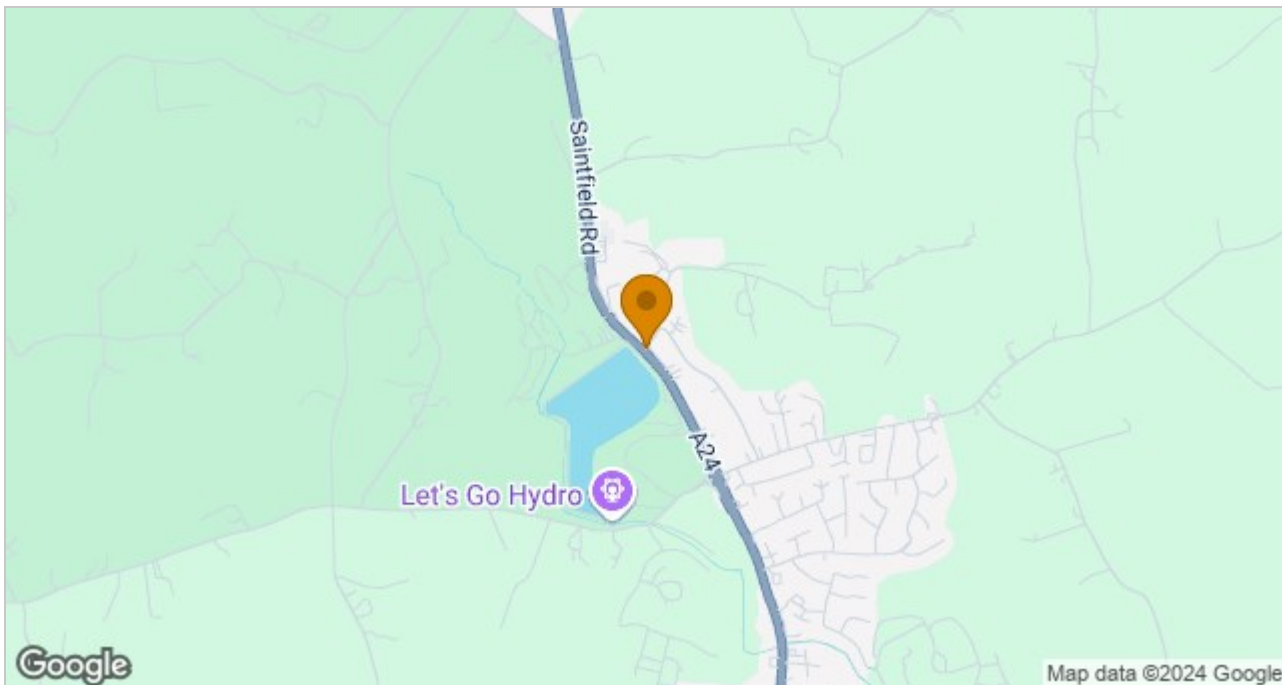


## Floor Plan



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.

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