



30 Cadger Road, Belfast, BT8 8AU

Asking Price £425,000

Cadger Road in Carryduff offers "the best of both worlds" with its convenience to the main arterial routes and leading schools both primary and post primary, whilst having a rural outlook in all directions.

Set on just over an acre, this detached family home offers spacious, well proportioned accommodation comprising four bedrooms, three receptions, fitted kitchen with casual dining area, downstairs shower and first floor bathroom suite.

Set on just over an acre of ground, the property has superb gardens front and side with access to an attached garage, (31'0 x 11'4), out building and an additional field to the rear.

Approximately 15 years ago there was planning for an additional dwelling in the side garden, however this permission has lapsed.

An excellent family home for those hoping for both space inside and out, as well as convenience.

- Detached Family Home Set On Just Over 1 Acre
- Three Receptions
- Bathroom Suite 1st Floor
- Driveway With Ample Parking and Offers The Ability To turn
- Large Front, Side & Rear Gardens
- Four Bedrooms
- Downstairs Shower Suite
- Oil Heating
- Attached Garage & Out Buildings
- Semi Rural Location

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 34 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | | |
| | | | 67 |

EU Directive 2002/91/EC



Open entrance Porch
Leading to entrance hall.

Entrance Hall

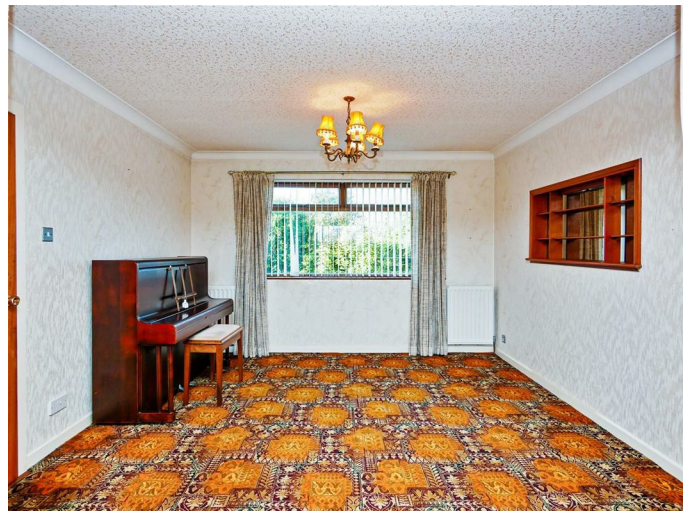


Down-stairs Showers Suite
Walk-in shower, Sink unit. Low flush w.c.

Lounge / Dining 24'0 x 12'5 (7.32m x 3.78m)



Tiled fire-place housing an open fire.



Fitted Kitchen 14'3 x 13'6 (4.34m x 4.11m)



Full range of high and low level units, glazed cabinets, built in hob and overhead extractor fan, double oven. Integrated fridge and dishwasher. single drainer sink unit with mixer taps. Tongue and groove ceiling.



Living Room 13'1 x 10'7 (3.99m x 3.23m)



Bedroom Two 17'3 x 11'5 (5.26m x 3.48m)



Fire place with wooden surround.

First Floor

Bedroom One 18'1 x 10'6 (5.51m x 3.20m)



Sink unit. Built in bedroom furniture. Storage area.



Built in bedroom furniture.

Bedroom Three 12'9 x 12'4 (3.89m x 3.76m)



Built in bedroom furniture.

Bedroom Four 10'5 x 7'9 (3.18m x 2.36m)



(at widest points) Built in robe.

Bathroom Suite



Comprising panelled bath with shower unit above, wash hand basin. storage / low flush w.c Bidet. Part tiled walls.

Large study/ Landing



Outside Front



Front, side and rear gardens laid in lawn. Tarmac driveway with ample space to park and turn, leading to attached garage.

Attached Garage 31'0 x 11'4 (9.45m x 3.45m)
Roller door. Sink unit. Light and power. Housing oil boiler.

Outside Rear

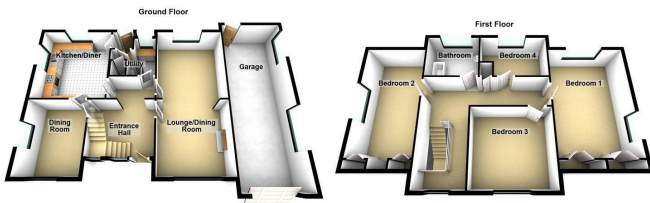


Enclosed rear gardens with additional out buildings. Access to addition field included in the sale.



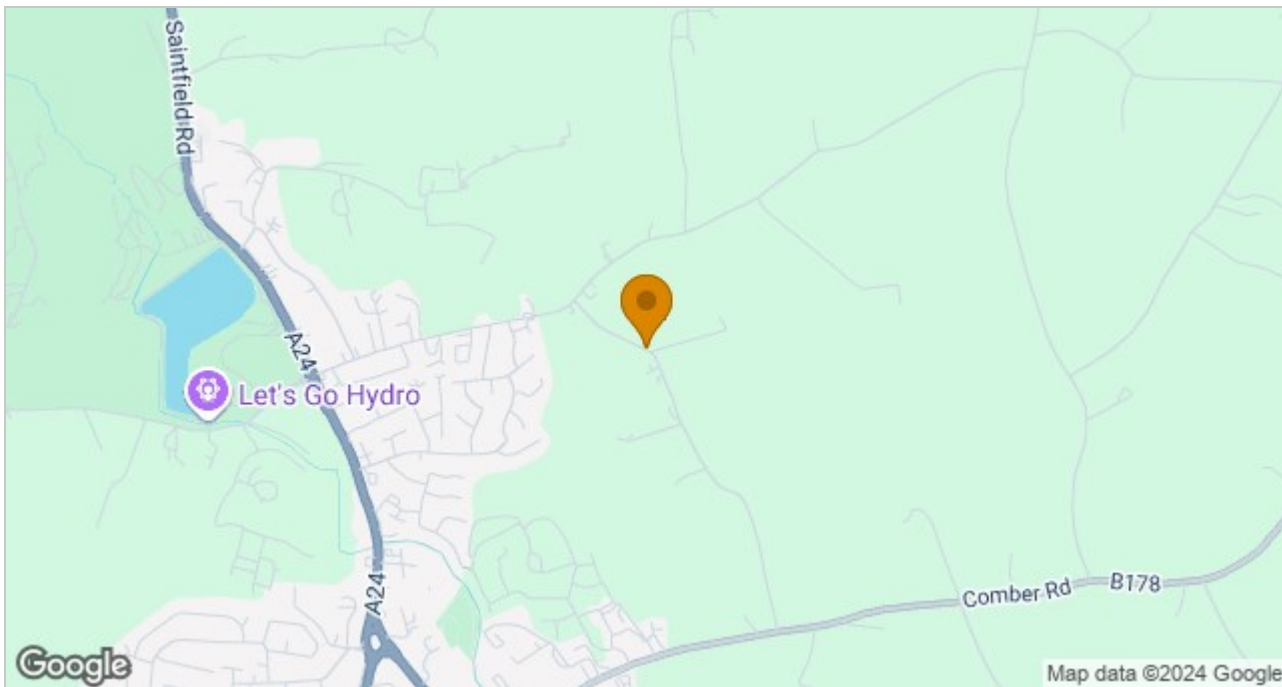


Floor Plan



Please note this floor plan is for marketing purposes only, it 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.

Area Map



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