



6 Queensfort Park,, Carryduff, BT8 8NQ

Asking Price £219,950

6 Queensfort Park is a well presented and maintained semi detached home that represents an excellent opportunity for those hoping to purchase within the Carryduff area. Although this property appears from the external image to be a traditional Semi Detached home, the property has been opened up to the rear, creating a contemporary, spacious kitchen / dining / living area, whilst retaining the original lounge to the front. A downstairs toilet, three bedrooms and white bathroom suite on the first floor completes the internal accommodation.

Outside there is a driveway with ample parking, detached garage and private enclosed rear garden and patio area. Only a few minutes to the centre of Carryduff, makes commuting a breeze or nipping out to get a pint of milk. Leading primary and post primary schools are near by and can access on the regular bus service. A superb first time purchase and or family home.

- Semi Detached Home
- Lounge To the Front
- Downstairs W/C
- Gas Heating/Double Glazed
- Detached Garage
- Three Bedrooms
- Kitchen / Dining / Living To The Rear
- White Bathroom Suite 1st Floor
- Driveway With Ample Parking
- Enclosed Patio & Garden to Rear

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		68	71

EU Directive 2002/91/EC



Entrance



Composite front door with glazed side panels to entrance hall. Tiled flooring and wood stripped flooring.

Downstairs w.c



Low flush w.c sink unit with mixer taps with storage below. Tiled flooring.

Lounge 14'9 x 12'0 (4.50m x 3.66m)



(into bay) Raised contemporary glass fronted electric fire with living flame with space for recessed TV. Laminate flooring.



Dining Living Area 20'0 x 17'1 (6.10m x 5.21m)



(at widest points) Cast iron wood burning stove. Tiled flooring. Open to modern fitted kitchen.



Kitchen Area



Shaker style fitted kitchen with granite worktops built in gas hob, stainless steel overhead extractor fan, eye level oven, stainless steel sink unit with mixer taps, integrated dishwasher and microwave, Tiled flooring continued. Storage area to the rear of the kitchen. Plumbed for washing machine. Housing gas boiler.

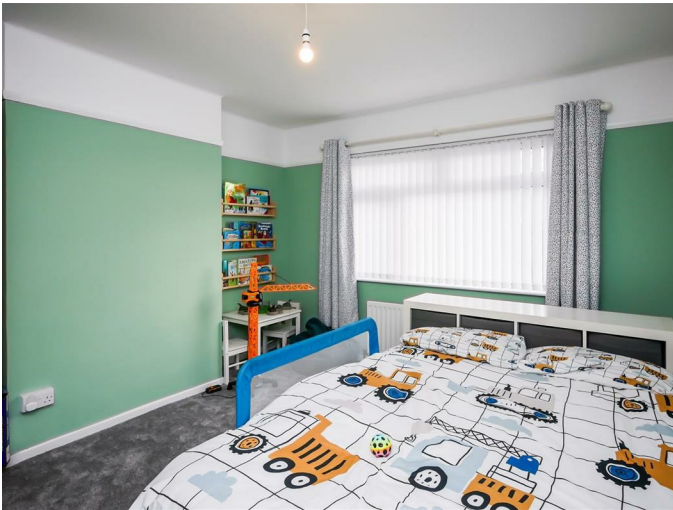


First Floor

Bedroom One 12'6 x 11'0 (3.81m x 3.35m)



Bedroom Two 11'2 x 10'9 (3.40m x 3.28m)



Bedroom Three 8'4 x 8'2 (2.54m x 2.49m)



Built in robe.

White Bathroom Suite



Comprising panelled bath with Mira shower above, pedestal wash hand basin. low flush w.c Fully tiled walls. Tiled flooring. Spot-lights.

Landing

Access to roof space

Outside Front



Garden laid in lawn, bordered by timber fencing and mature hedging. Brick paved driveway with ample parking leading to detached garage.

Detached Garage 16'2" x 8'8"

Up and over door, light and power. Storage area to rear of garage.

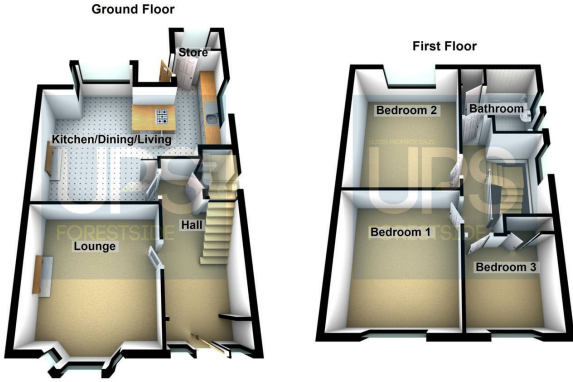
Outside Rear



Enclosed rear with flagged patio and garden laid in lawn.

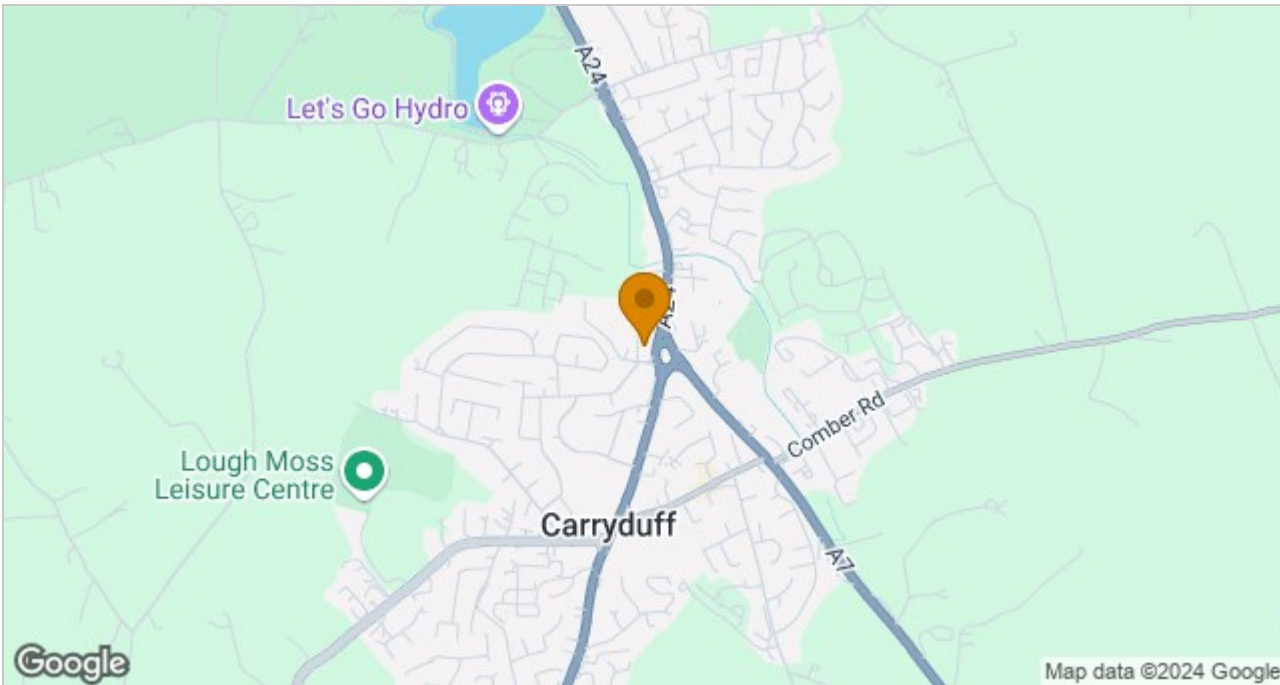


Floor Plan



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



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