



## 34 Ivanhoe Avenue, Carryduff, Belfast, Co antrim, BT8 8BN

**Asking Price £195,000**

Ivanhoe Avenue runs parallel to the Saintfield Road and offers convenience to the main transport links to include the Cairnshill Park & Ride, leading schools both primary and post primary and convenience shopping at the Brackenvale Garage and soon to open Lidl Shopping Centre.

The property itself is finished and presented to an expectational standard, and comprises spacious lounge to the front and luxury shaker style fitted kitchen / dining to the rear with built-in appliances. Upstairs, there are two double bedrooms (original layout would have been 3 bedrooms) and contemporary white bathroom suite with separate shower cubicle. Outside there is a driveway with ample parking, large patio area with access to basement storage and further garden laid in lawns.

This is an excellent first time purchase with little to do but add furniture.

- Semi Detached Home
- Lounge To The Front
- Luxury White Bathroom Suite
- Double Glazing
- Enclosed Patio area To Rear, Access To Basement Storage
- Two Double Bedrooms (Formerly Three Bedrooms)
- Fantastic Kitchen Dining To Rear
- Oil Heating
- Driveway With Ample Parking
- Additional Garden Laid In Lawns

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		62	73
(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



Upvc glass panelled front door to entrance hall, ceramic tiled floor.

### Lounge 13'6 x 11'9 (4.11m x 3.58m)



Laminate flooring.



### Luxury Fitted Kitchen/Dining 18'5 x 11'9 (5.61m x 3.58m)

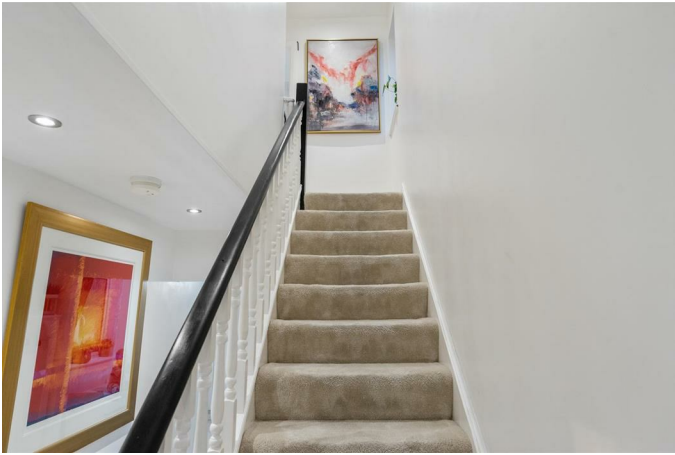


At widest points. Shaker style fitted kitchen with concealed lighting, and brass handles, Quartz work surfaces, built-in 4 ring hob and under oven, over head extractor fan, full length fridge and separate full length freezer, larder cupboard with built-in drawers, sink unit with brass mixer taps with swivel spout with directional spray, central island with matching work surfaces, ceramic tiled floor. Access to rear.





## First Floor



**Bedroom One 14'8 x 12'1 (4.47m x 3.68m)**



Laminate flooring, built-in storage.



**Bedroom Two 10'8 x 8'8` (3.25m x 2.64m`)**

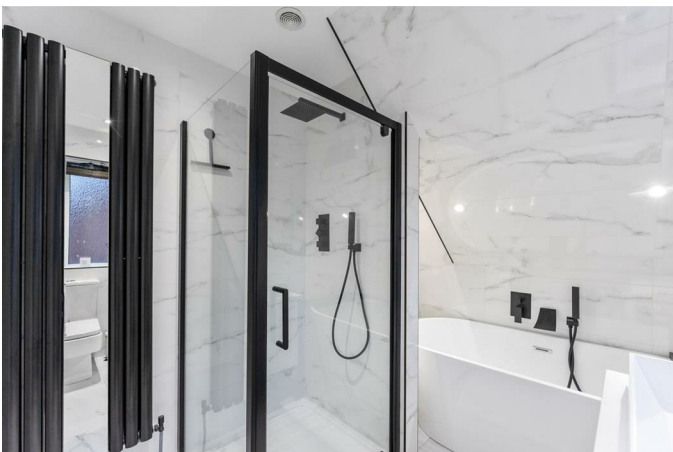




### Contemporary White Bathroom Suite



Comprising oval bath with wall mounted matte black water fall style mixer taps and hand shower, wash hand basin with mixer taps in matte black and storage below, separate shower cubicle with matte black drench head shower attachment and hand attachment, low flush w/c. Tiled walls and floor in marble effect. Heated matte black towel rail.



### Landing

Access to roof space via fold down ladder.

### Outside Front

Front gardens laid in lawn.

Tarmac driveway with ample parking.

## Outside Rear



Large enclosed patio area to rear with access to basement storage area. Access is also provided to rear garden laid in lawn.





### Additional Notes

34 Ivanhoe Avenue information.

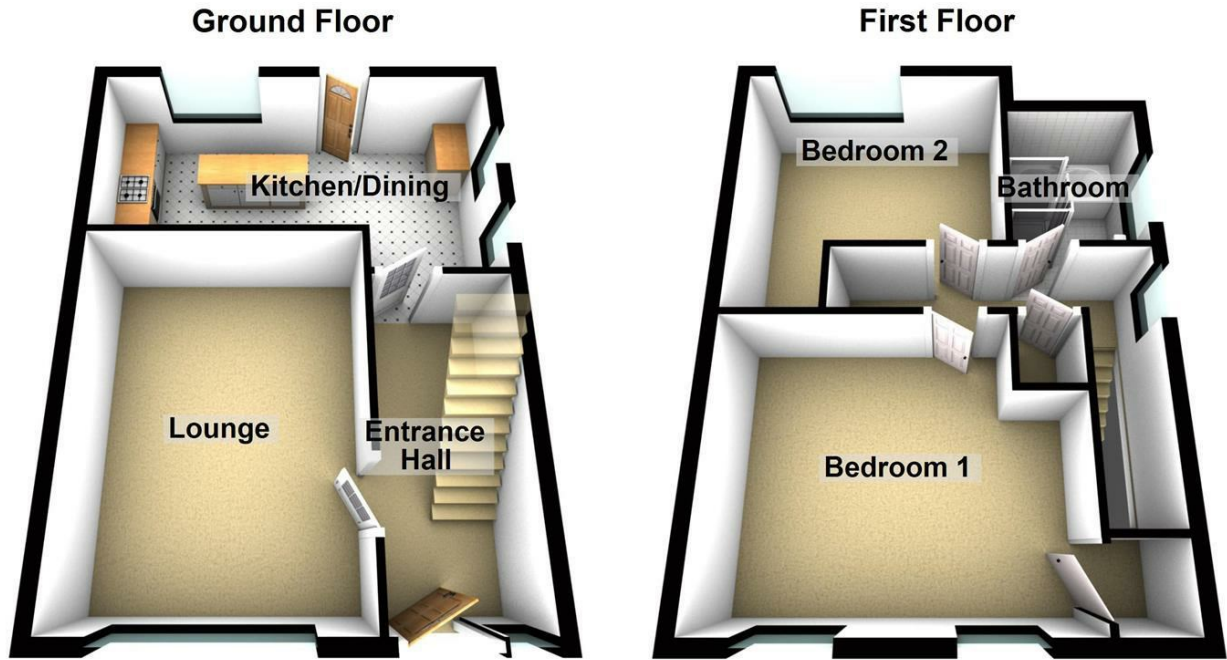
Property has been lived in by current owner/s for the past 22 years and was fully renovated with completion in April 2022. The following is a detailed list of the main work completed during this time.

- It is currently two bedroom but originally three bedroom. The internal doorframe has been maintained of the third bedroom so easily reverted to a third bedroom again if required.



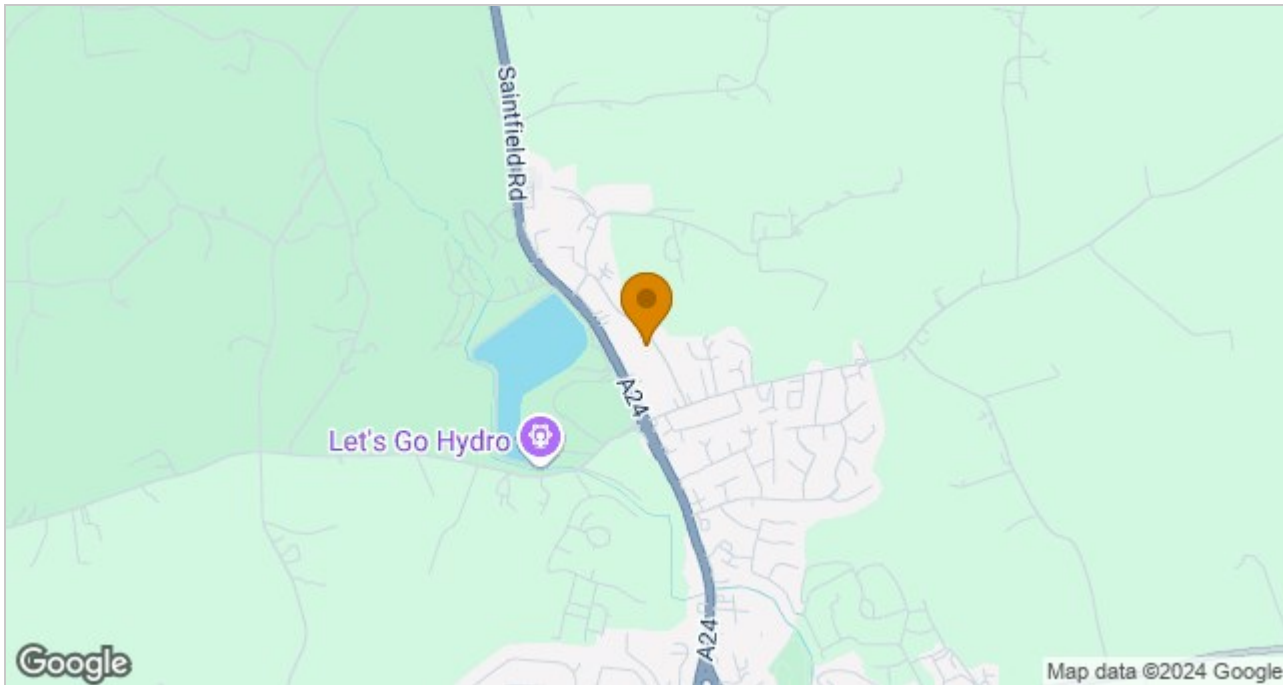
- Brand new kitchen with Quartz worktops, fully integrated fridge, freezer and dishwasher. Custom made unit to house washing machine and additional kitchen appliances such as a microwave etc.
- Brand new bathroom installed with separate shower and bath, fully tiled.
- New front door and back door installed (with new frames in both)
- Fully rewired with new fusebox
- New heating system & boiler fitted with new pressurised water system installed.
- All brand new radiators installed throughout
- All architraves and skirting replaced throughout, with all new internal doorframes, doors and handles.
- New flooring and underlay laid throughout.
- All windows serviced and new handles replaced to upgrade the overall look.
- Bottom floor insulated from basement.
- Fireplace is still fully functional, covered using insulated plasterboard and breast reskimmed - could be easily reverted if wanted.
- Brand new panelling and soffits applied front & back of the house.
- Driveway completely renewed tarmac in April 2023
- Brand new fence and back gate installed June 2023
- Attic floored for storage

## 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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