

**Tim Martin**  
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66 Alveston Park  
Carryduff  
BT8 8RP

Offers Around  
£199,950

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## SUMMARY

A well presented presented semi-detached chalet bungalow, situated in this peaceful cul-de-sac, just off the Killynure Road in Carryduff.

The property enjoys bright and spacious accommodation, ideal for a growing family. The ground floor comprises of a spacious lounge with feature fireplace and kitchen open plan through to separate dining area, which opens out to the rear garden. The first floor hosts three excellent sized bedrooms and modern shower room.

Outside, the spacious driveway provides ample off street parking and leads to the covered car port and detached garage with lofted area. Furthermore, the property enjoys enclosed and easily maintained rear gardens with patio area and is fitted with gas fired central heating and double glazing.

The property is within walking distance to Carryduff's amenities and eateries including SuperValu, the new Lidl superstore and Carryduff Primary School. Lesley Forestside Shopping Centre and Belfast city centre are only a short distance away and easily accessible by public transport.

## FEATURES

- Well Presented And Modern Semi Detached Property Situated In This Much Sought After Area
- Spacious Lounge With Electric Fire
- Contemporary Fitted Kitchen With An Excellent Range Of Appliances
- Three Excellent Sized Bedrooms
- Shower Room Fitted With A Stunning White Suite
- Gas Fired Central Heating And PVC Double Glazing
- Spacious Driveway To The Front And Fully Enclosed Rear Gardens
- Close To Local Primary Schools, SuperValu, Lets Go Hydro, Forestside And Public Transport
- Convenient Commute To Belfast, Lisburn, Airports And Hospitals

### Entrance Hall

Glazed uPVC entrance door; oak wood strip floor; under stairs storage cupboard;

### Lounge

**14'6 x 12'4 (4.42m x 3.76m)**

Limestone fireplace with matching hearth and electric fire inset; TV aerial connection and telephone connection points; oak wood laminate floor; corniced ceiling.

## **Kitchen**

**11'0 8'8 (3.35m 2.64m )**

Good range of modern wood laminate high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with swan neck mixer tap; integrated Zanussi single oven and Belling four ring electric hob; stainless steel extractor unit and light over; Beko fridge / freezer; Beko washing machine; PVC tongue and groove ceiling; LED spotlighting; part tiled walls; ceramic tiled floor; door to rear; open through to:-

## **Dining Room**

**11'0 x 10'2 (3.35m x 3.10m )**

Glazed uPVC doors to rear; TV aerial connection point; corniced ceiling; ceramic tiled floor.

## **First Floor Landing**

Hotpress with Worcester gas fired boiler and shelving; access to roofspace (via slingsby type ladder)

## **Bedroom 1**

**10'1 x 10'0 (3.07m x 3.05m)**

(Maximum Measurements)

Velux window.

## **Bedroom 2**

**14'4 x 8'8 (4.37m x 2.64m)**

(Maximum Measurements)

Triple built in wardrobes with mirrored front.

## **Bedroom 3**

**12'1 11'0 (3.68m 3.35m)**

(Maximum measurements)

Good range of built in furniture including triple wardrobe; bedside tables with cupboards over and kneehole dressing table.

## **Shower Room**

**8'4 x 6'7 (2.54m x 2.01m )**

(Maximum Measurements)

Modern white suite comprising spacious walk-in shower with Aqualisa thermostatically controlled shower unit and wall mounted telephone shower attachment; glass shower panel; dual flush close coupled wc; semi-pedestal wash hand basin with chrome mono mixer tap; tiled floor and walls; PVC tongue and groove ceiling; LED spotlights; extractor fan.

## **Outside**

Garden to front laid out in grass with brick pavia path to front door.

Enclosed gardens to rear finished in stone with raised flagged patio area providing generous space with low maintenance; outside light; water tap.

Concrete drive with double gates and covered car port providing ample parking.

## **Garage**

**18'7 x 9'7 (5.66m x 2.92m )**

Steps to lofted area; electric up and over door; light and power.

## **Capital / Rateable Value**

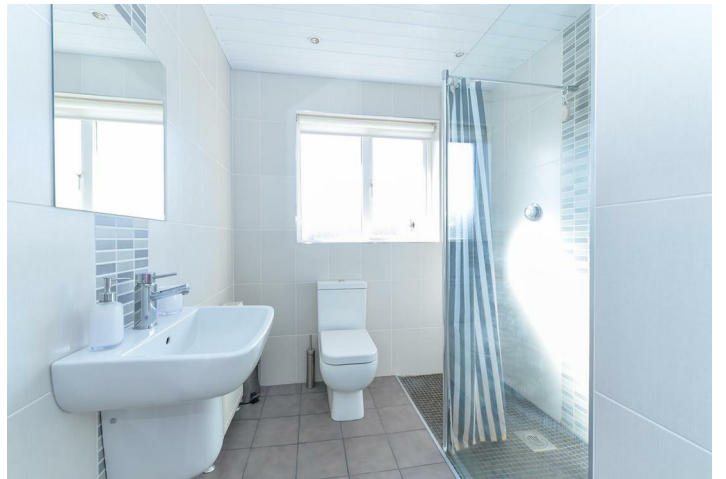
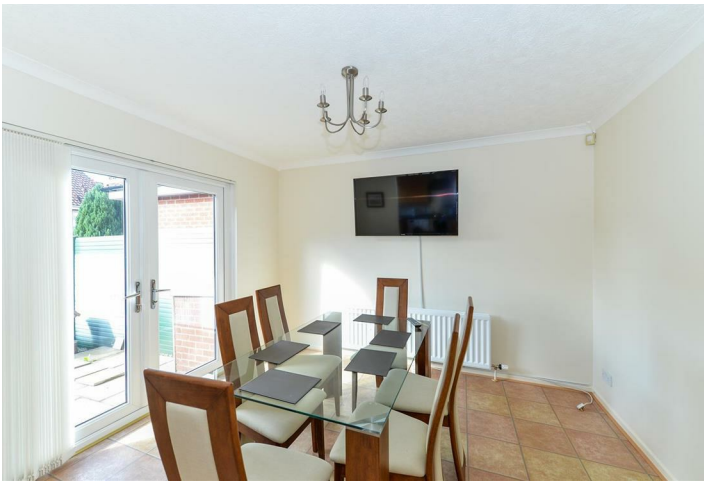
£120,000. Rates Payable = £1044.00 per annum (approximately)

## **Tenure**

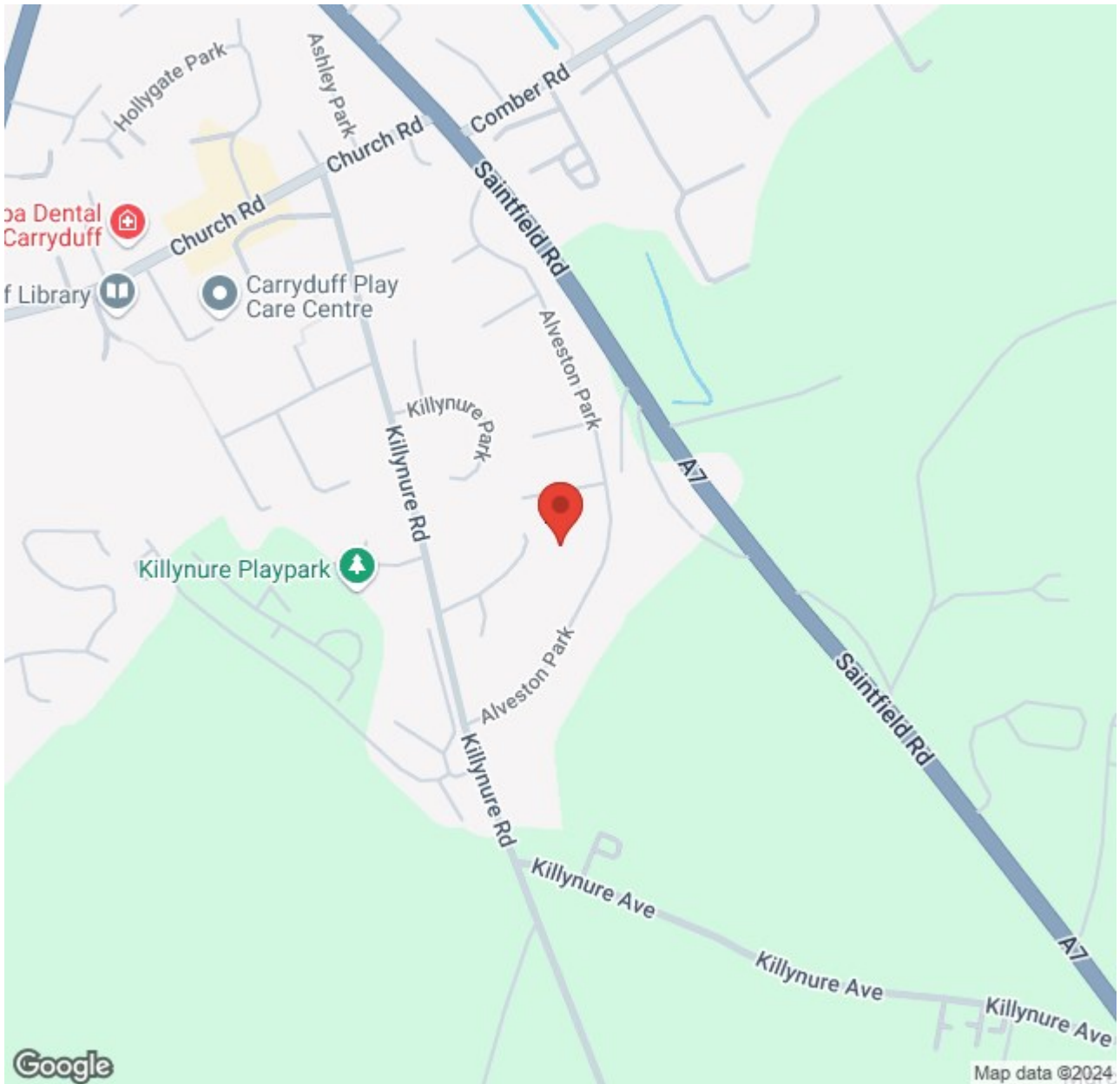
Leashold











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	67	71
(1-20)	G		
Not energy efficient - higher running costs			

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