

Tim Martin
— .co.uk



2 Killynure Road
Carryduff
BT8 8EE

Offers Around
£159,950

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

A superbly presented end terrace property, situated just off the Church Road, Carryduff, perfect for the first time buyer, young couple or family.

The property, fitted with gas fired central heating and uPVC double glazing boasts, bright and spacious accommodation throughout comprising of a spacious lounge, modern fitted kitchen with dining area, three excellent sized bedrooms and bathroom, fitted with a modern white suite.

Outside, a spacious driveway provides ample off street parking, whilst easily maintained gardens are located to the front and rear of the property.

Carryduff boasts an excellent range of amenities, to include the newly opened Lidl superstore, Eurospar, renowned primary schools and the ever popular Lets Go Hydro resort offering exciting days out and breaks for all the family. Lesley Forestside shopping centre, Belfast and Lisburn City centre are all within a short drive, making this the ideal location for many.

FEATURES

- Well Presented End Terrace Property Situated In This Popular Location
- Three Excellent Sized Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen With Dining Area
- Bathroom With Modern White Suite
- Gas Fired Central Heating And uPVC Double Glazing
- Spacious Driveway Providing Excellent Off Street Parking
- Well Maintained Front And Rear Gardens
- Close To Local Primary Schools, Public Transport, Lidl And Eurospar
- Convenient Commute To Belfast, Lisburn, Ballynahinch And Belfast

Entrance Hall

Glazed upvc front door; tiled floor; under stair storage cupboard;

Lounge

13'6 x 12'9 (4.11m x 3.89m)

Maximum Measurements

Tiled fireplace with matching hearth; painted fire surround; tiled floor; telephone connection point; corniced ceiling;

Kitchen / Dining

16'0 x 10'2 (4.88m x 3.10m)

Good range of modern wood laminate high and low level cupboards and drawers with matching glazed display cupboards incorporating 1½ tub stainless steel sink unit with mixer tap; integrated Hotpoint electric under oven with Hotpoint four ring ceramic hob; extractor hood over; space for fridge / freezer and tumble dryer; space and plumbing for washing machine; part tiled walls; tiled floor; glazed pvc door to rear;

Bathroom

7'2 x 6'0 (2.18m x 1.83m)

Modern white suite comprising panelled bath with mixer tap; thermostatically controlled shower unit with wall mounted telephone shower attachment; fitted glass shower screen; pedestal wash hand basin with mixer tap; close coupled wc; part tiled walls; tiled floor; extractor fan;

First Floor / Landing

Access to roofspace (via slingsbury type ladder - partially floored; gas fired boiler); built-in storage cupboard;

Bedroom 1

10'9 x 8'2 (3.28m x 2.49m)

Wood laminate floor;

Bedroom 2

11'11 x 10'2 (3.63m x 3.10m)

Wood laminate floor;

Bedroom 3

8'10 x 6'1 (2.69m x 1.85m)

Wood laminate floor;

Outside

Spacious driveway providing off street parking;

GARDENS:

Front garden laid in lawn; enclosed rear gardens laid in lawn; spacious paved patio area; decorative pebbled area; outside light and water tap;

Capital / Rateable Value

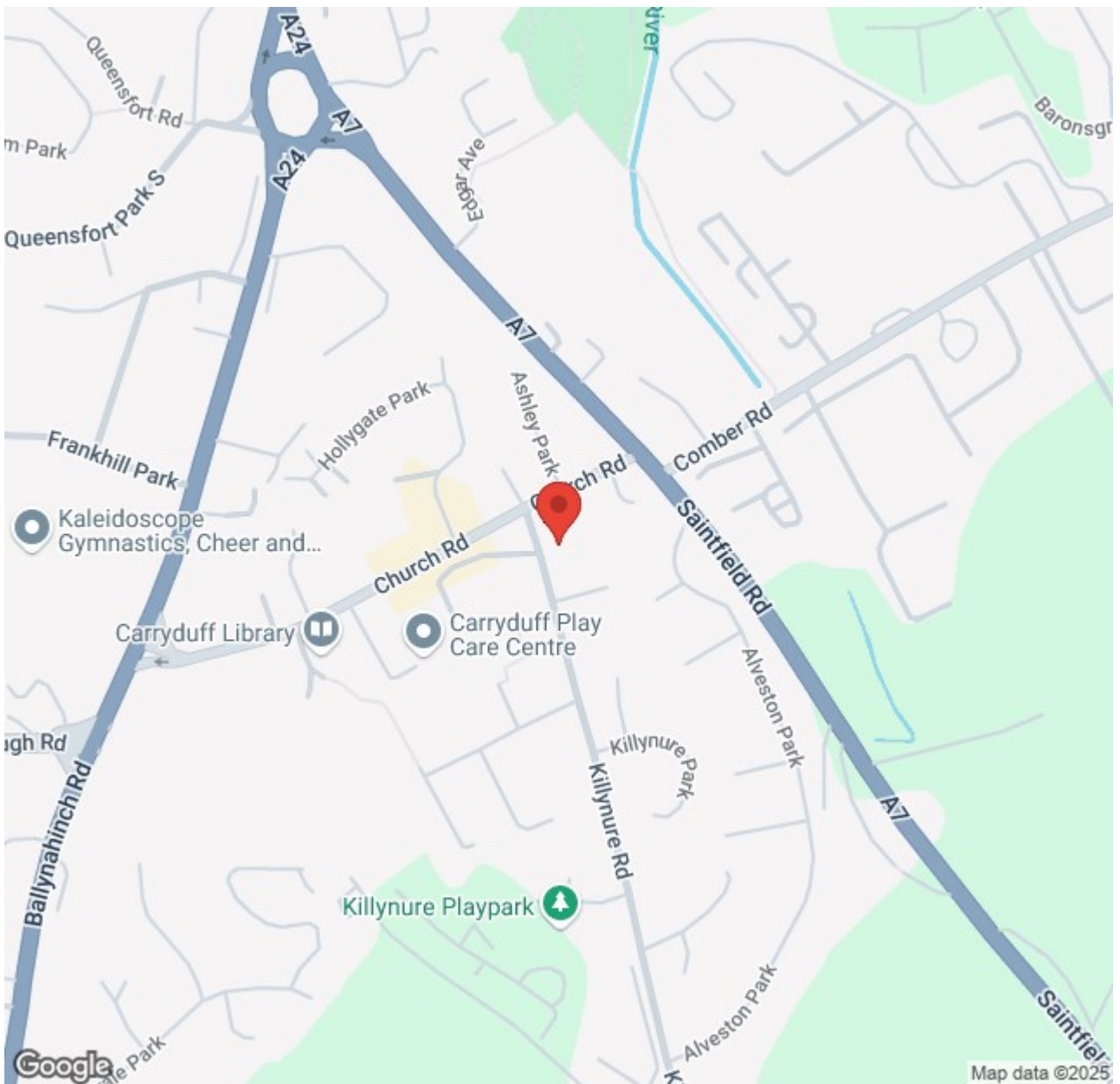
£80,000. Rates Payable = £696.00 per annum (approx)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Comber
 27 Castle Street, Comber, BT23 5DY
 T 028 91 8789596

Saintfield
 1B Main Street, Saintfield, BT24 7AA
 T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.