



3 Ballynahinch Court, Ballynahinch Road, Carryduff, BT8 8FL

Asking Price £225,000

Situated just minutes away from Belfast's thriving City Centre, Carryduff provides easy access to the motorway network, offering the ideal balanced lifestyle for the modern commuter. Carryduff has outstanding transport links and benefits from the Cairnshill Park and Ride facility located close by, and offers excellent bus services travelling to Belfast and further afield.

With a wealth of green, open spaces located just a stone's throw away, the homes at Ballynahinch Court are ideal for those who love the great outdoors. Whether it's hitting a ball at Rockmount Golf Course, admiring the picturesque scenery at the grounds of Montalto Estate, or making use of the exceptional amenities at Lough Moss Leisure Centre, this unbeatable location provides everything a homeowner may need.

The property itself offers spacious accommodation comprising, on the ground floor, bedroom four / garden room, downstairs w/c, access to integral garage and utility area.

On the first floor there is a spacious lounge to the front and kitchen / dining to the rear, several stairs take you to the family bathroom and on the top floor there are three double bedrooms, master with ensuite shower.

Outside there is off street parking to the front and an enclosed patio/garden to the rear.

- Modern Town House
- 3 bedrooms master with en-suite
- White Bathroom Suite
- Gas Heating/Double Glazed
- Integral Garage
- Versatile Accommodation 4 bedrooms master with en-suite & 1 reception or
- Downstairs w/c
- Utility Room
- Driveway With Ample Parking
- Enclosed Rear Patio / Garden

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	

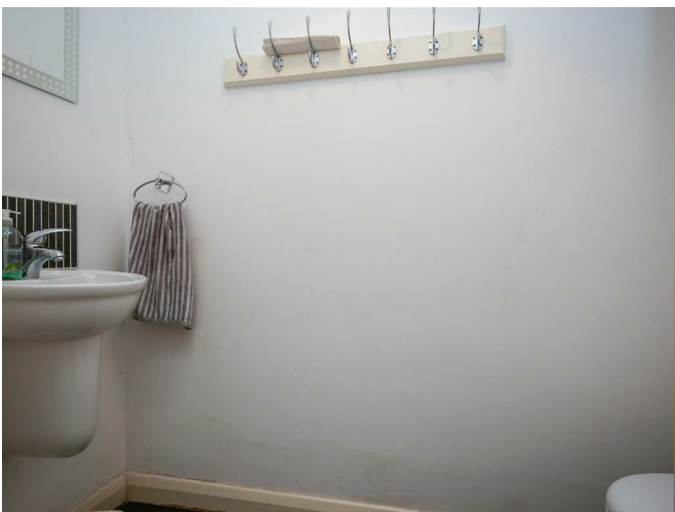


Entrance



Pvc glass panelled door to entrance hall. Tiled flooring.

Down-stairs Cloaks



Low flush w.c and sink unit.

Bedroom Four / Garden Room 11'8 x 10'9 (3.56m x 3.28m)



Pvc doors to patio area. Access to integral garage.

Integral Garage 19'3 x 10'5 (5.87m x 3.18m)

Utility Area to rear of garage



Range of high and low level units, single drainer stainless steel sink unit with mixer taps, Plumbed for washing machine. Gas boiler. Access to rear patio / garden.

First Floor

Lounge 19'2 x 13'0 (5.84m x 3.96m)



Raised contemporary gas fire. Laminate flooring.



Modern Fitted Kitchen/Dining 19'2 x 11'6 (5.84m x 3.51m)



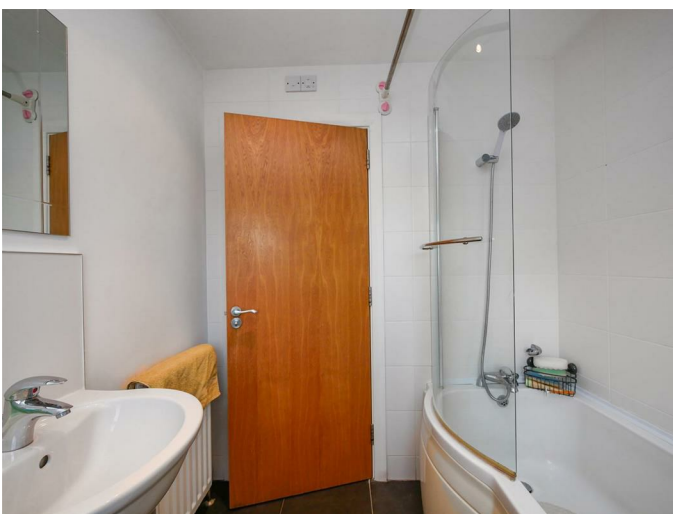
Range of high and low level units, wood effect worktops, plumbed for dishwasher, single drainer stainless steel sink unit with mixer taps, Fully tiled walls. Tiled flooring. Spot-lights.



Stairs to White Bathroom Suite



Comprising paneled bath with mixer taps and hand shower, wash hand basin with mixer taps, low flush w.c Patt tiled walls. Tiled flooring.



Second Floor

Bedroom One 14'9 x 13'3 (4.50m x 4.04m)



(at widest points) Built in bedroom furniture.



En-suite



Comprising chrome shower cubicle with chrome shower unit, pedestal wash hand basin, low flush w.c Fully tiled walls with mosaic detailed border. Tiled flooring. Spot-lights.

Bedroom Two 12'5 x 9'3 (3.78m x 2.82m)



Bedroom Three 11'6 x 10'5 (3.51m x 3.18m)



Landing

Landing. Access to the roof space and hot-press.

Outside Front

Driveway with ample parking leading to integral garage

Integral Garage 19'3 x 10'5 (5.87m x 3.18m)

Up and over door. Light and power.

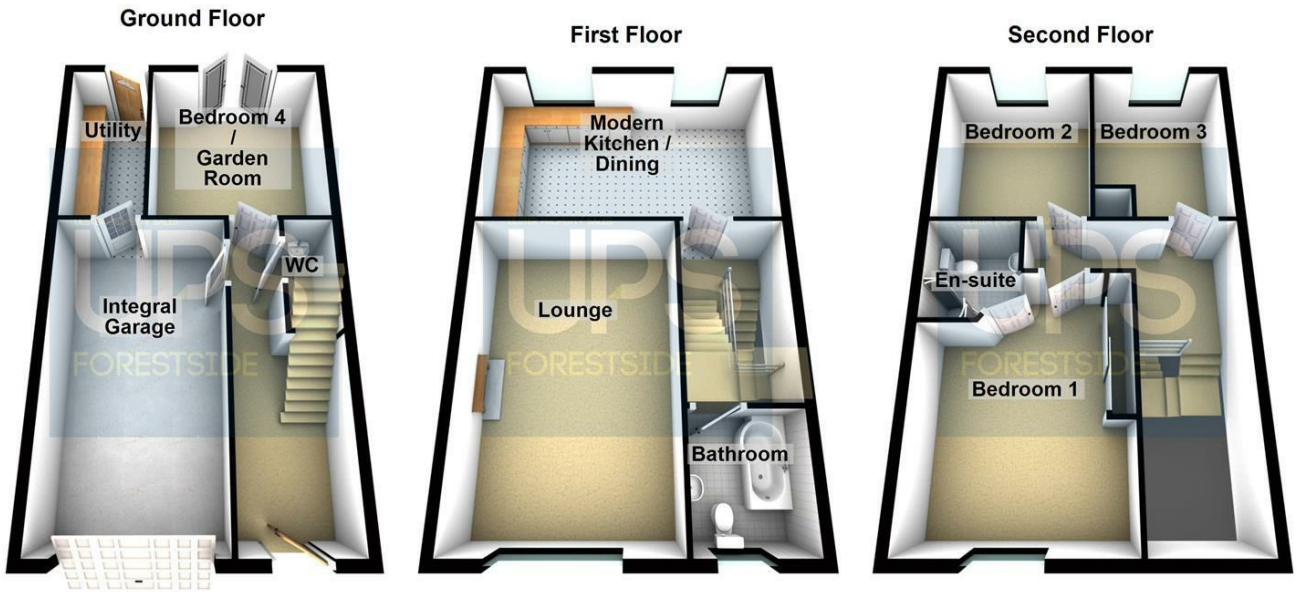
Outside Rear



Rear garden loose stone area.

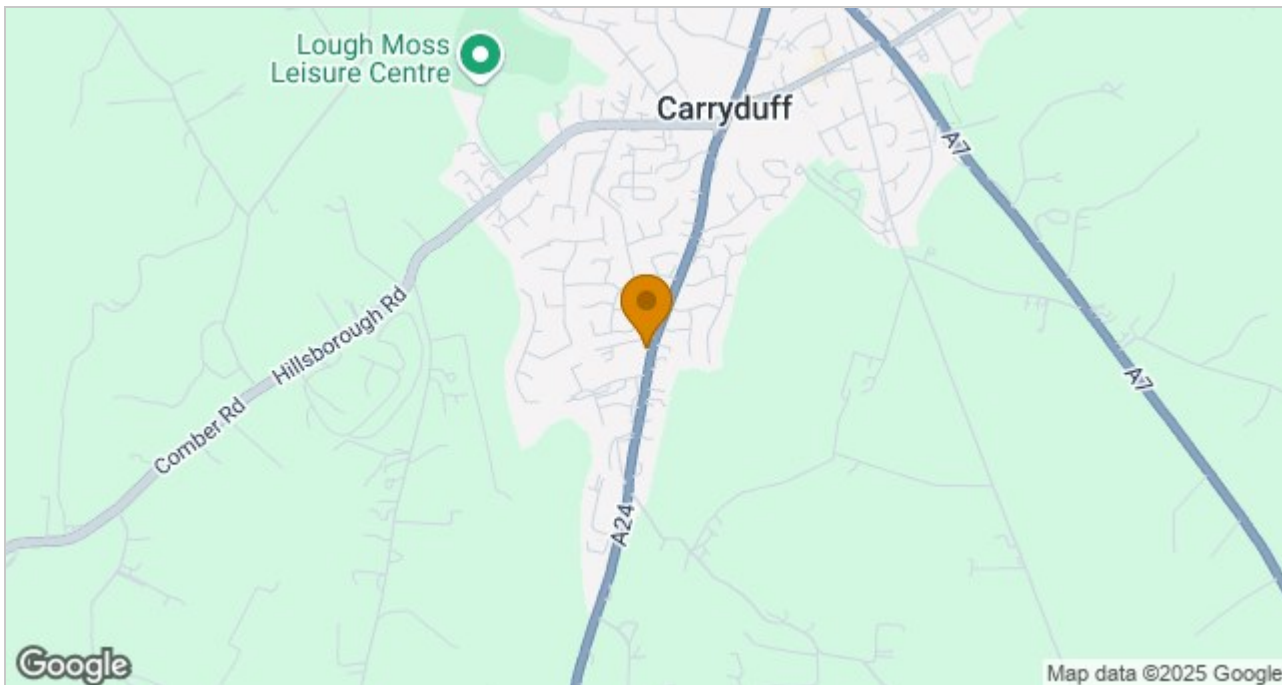


Floor Plan



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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