



## 36 Killynure Road, Carryduff, Carryduff, BT8 8EE

**Asking Price £149,950**

Situated off the Church Road in the centre of Carryduff, close to the local shops, the brand new Lidl store and arterial routes into and out of the city, this excellent end terrace home offers well proportioned accommodation comprising three double bedrooms, a spacious lounge, modern fitted kitchen with dining area and deluxe white bathroom suite with an additional shower cubicle on first floor. There is also a welcome amount of built in storage over both levels. In addition the property benefits from an oil heating system, double glazing, a paved driveway with ample parking to the side, a detached garage and an enclosed garden with feature decking area. This chain free property has been well maintained and presented throughout and would make an excellent first time purchaser.

- Excellent end terrace home
- Spacious lounge
- Deluxe white bathroom suite with additional shower cubicle
- Double glazed windows
- Detached garage
- Three double size bedrooms
- Modern fitted kitchen with dining area
- Oil fired central heating
- Driveway to the side
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	53	
(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**

Pvc double glazed front door leading to the entrance hall.

**Entrance hall**

Laminate flooring, large storage cupboard.

**Lounge 16'4 x 12'7 (4.98m x 3.84m)**



Laminate flooring.

**Modern kitchen / dining 20'1 x 10'6 (6.12m x 3.20m)**



Range of high and low level units, single drainer sink unit with 1 1/4 bowl sink with mixer taps, quartz work surfaces, part tiled walls, 4 ring hob and under oven, extractor fan, integrated dishwasher, plumbed for washing machine, recessed spotlights. Wall mounted radiator, breakfast bar, Large walk in cloaks under the stairs. Open to the dining area.

**Additional kitchen image**



**Dining area**



**1st floor**

Landing, access to the roof space, built in storage and additional hot press.

**Bedroom 1 13'0 x 8'9 (3.96m x 2.67m)**



Laminate flooring, built in robe.

**Bedroom 2 10'8 x 10'4 (3.25m x 3.15m)**



Laminate flooring, built in robe.

**Bedroom 3 10'6 x 9'6 (3.20m x 2.90m)**



**Bathroom 8'4 x 8'2 (2.54m x 2.49m)**



Deluxe white suite comprising panelled bath with mixer taps, telephone hand shower, low flush w/c, wash hand basin with storage below, corner shower cubicle

with Mira Sport shower, extractor, Led mirror, recessed spotlights, tiled floor, chrome towel radiator.

**Additional bathroom image**



**Outside**



Paved driveway to the side with off street parking for 2-3 cars.

**Garage 16'2 x 12'7 (4.93m x 3.84m)**

At widest points. Roller door.

**Front gardens**

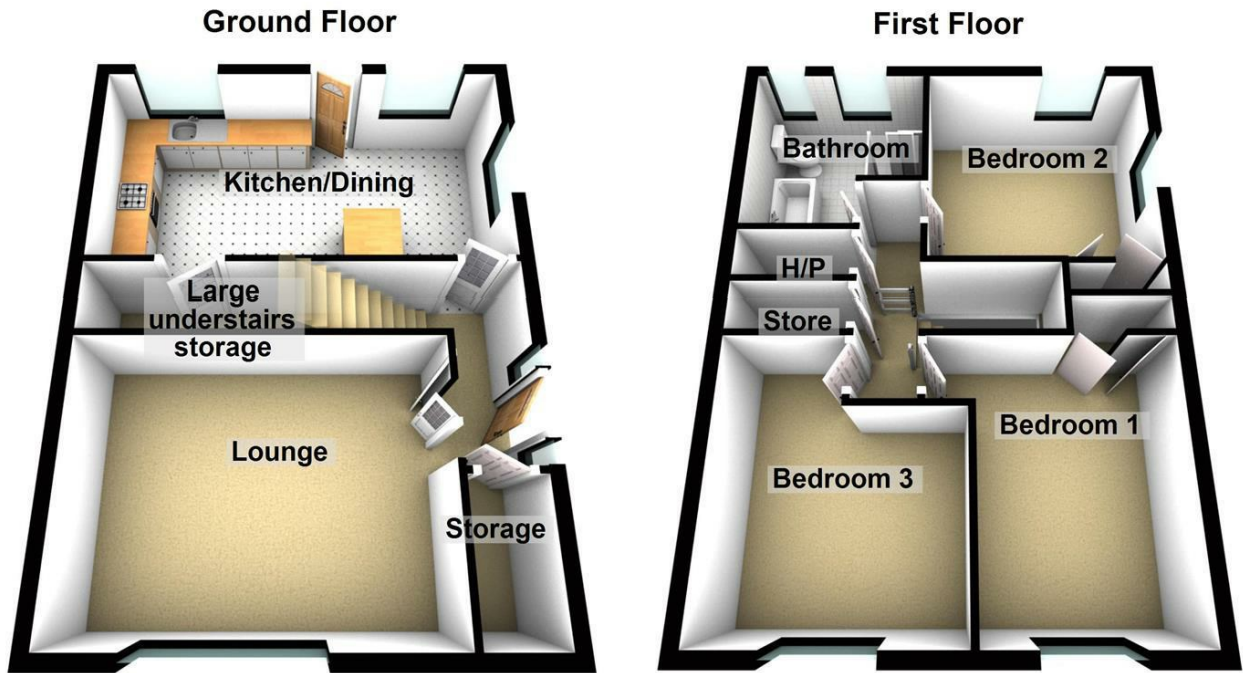
Gardens to the front laid in lawn and bounded by hedging.

**Rear gardens**



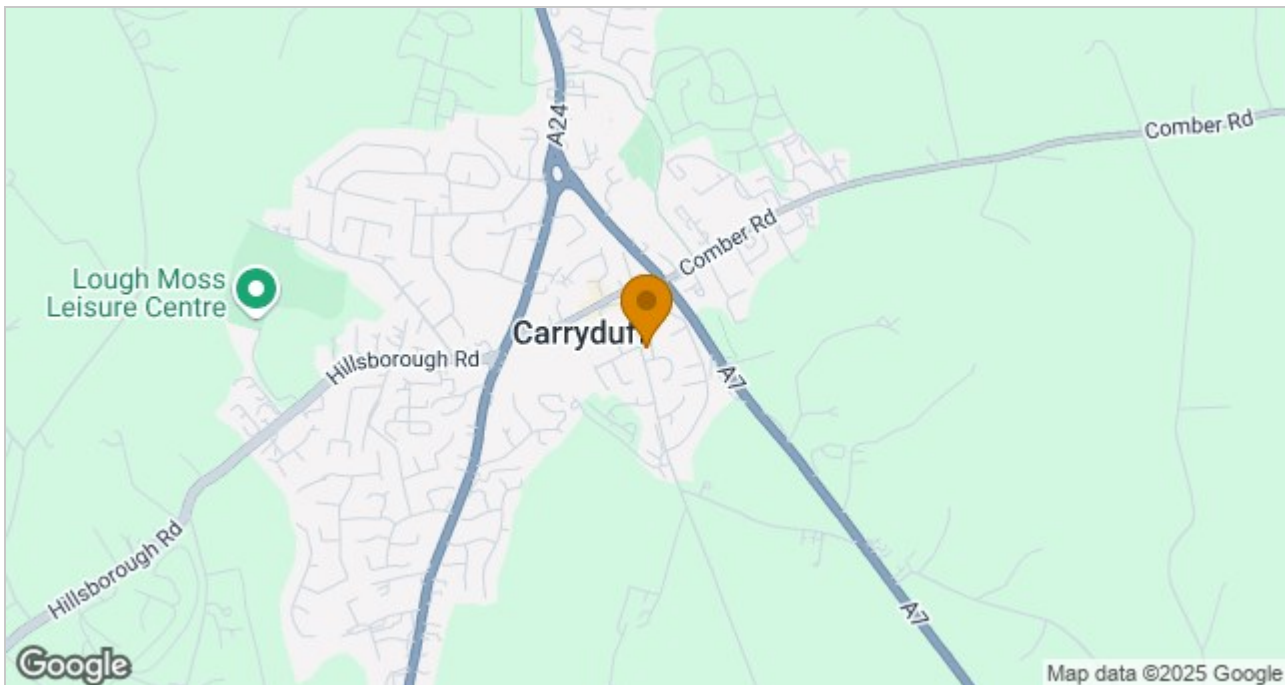
**Large decking to the rear, boiler house housing oil fired boiler, pvc oil tank, outside tap and light.**

## 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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