



## 6 Thorndale Road North, Ballynahinch Road, Carryduff, BT8 8HY

**Offers Around £269,950**

6 Thorndale Road North is a detached home only a few minutes walk from the centre of Carryduff, offering convenience to the local shops, to include the new Lidl store, arterial routes to Belfast, Lisburn and beyond, as well as leading schools both primary and post primary. Internally the accommodation comprises lounge open to dining with direct access to the conservatory, fitted kitchen, white bathroom suite, and bedroom three or family room.

On the first floor there are two large bedrooms, one with en-suite.

Outside the property is positioned on a nice plot with front gardens laid in lawns, drive with ample parking and space to turn, and enclosed rear garden laid in lawns.

An excellent home in a great location.

- Superb Extended Detached Chalet Style Bungalow
- Good Sized Lounge with Glazed Double Doors to a Spacious Conservatory
- Fitted Kitchen
- Oil Fired Central Heating
- Tarmac Driveway with Ample Parking for Several Cars
- 1 Ground Floor and 2 First Floor bedrooms, 1 with En-suite Shower Room
- Bright and Airy Feeling Throughout
- White Bathroom Suite
- Mahogany Sash Double Glazed Windows
- Enclosed Rear Garden with Large Decked Area

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	61
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

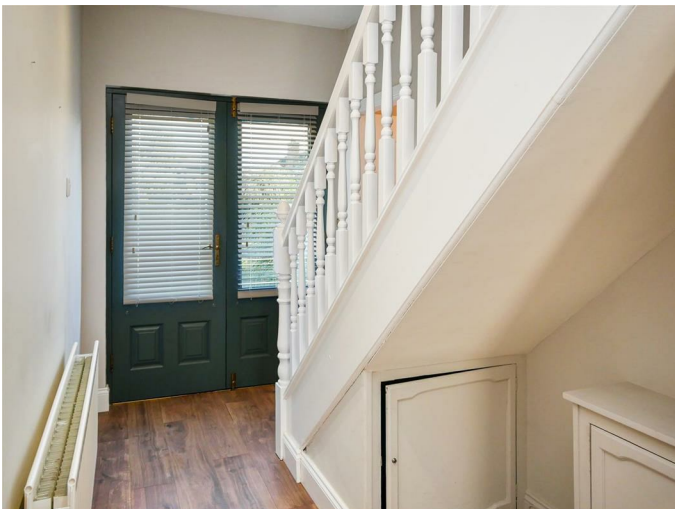
Northern Ireland EU Directive 2002/91/EC



## Entrance



Hardwood front door with glazed side panels to entrance hall. Laminate flooring.



**Lounge 21'1 x 12'6 (6.43m x 3.81m )**



**(at widest points) Marble fire-place with granite inset and matching hearth, housing an open fire. Laminate flooring.**



**Pvc Conservatory 12'3 x 10'1 (3.73m x 3.07m)**



Patio doors to private garden.

**Fitted Kitchen 12'7 x 10'8 (3.84m x 3.25m)**



Full range of high and low level units, hi gloss work tops Single drainer sink unit with mixer taps, stainless steel overhead extractor fan, plumbed for washing machine. Part tiled walls. Tiled flooring. Tongue and groove ceiling. Spot-lights.



### Living Room /Bedroom Three 11'0 x 10'8 (3.35m x 3.25m)



Laminate flooring.

### White Bathroom Suite



Comprising panelled bath with chrome shower unit above, pedestal wash hand basin, low flush w.c Part tiled walls. Tongue and groove ceiling. Spot-lights.

### First Floor

### Bedroom One 19'0 x 12'8 (5.79m x 3.86m)





### En-suite



Walk in shower cubicle, Mira sport shower unit, pedestal wash hand basin, low flush w.c

**Bedroom Two 18'9 x 10'9 (5.72m x 3.28m)**



**Outside Front**

Driveway with ample parking to the front, gardens laid in lawn.

**Outside Rear**

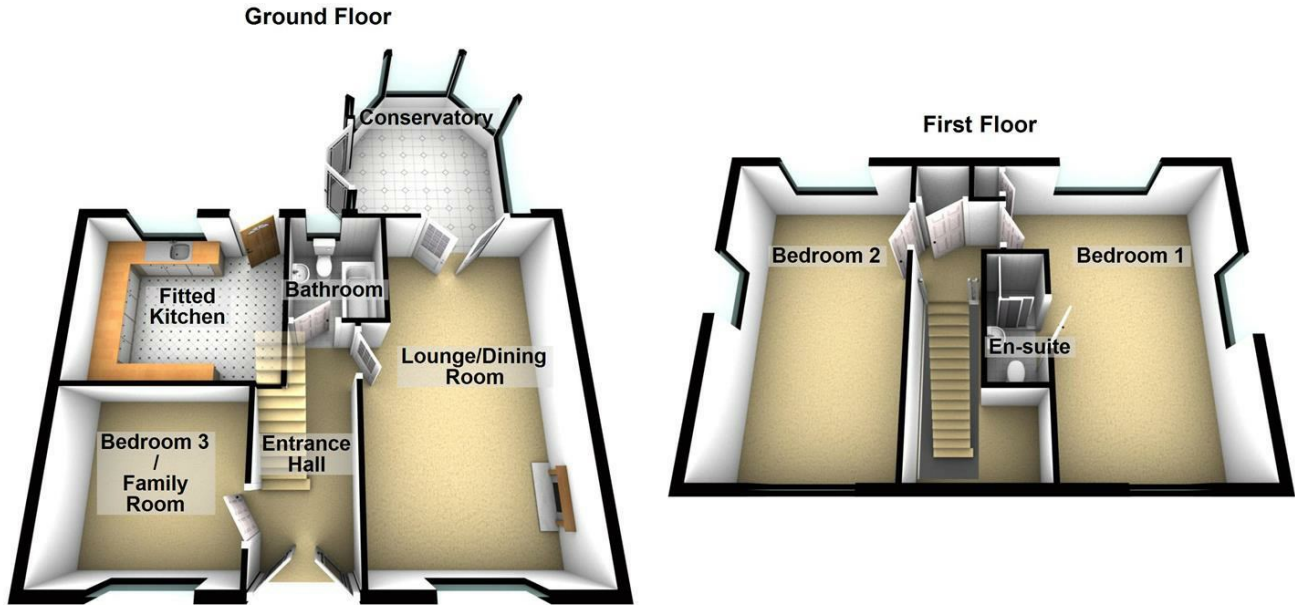


Enclosed rear garden area. Decked area, Patio area with garden laid in lawn.



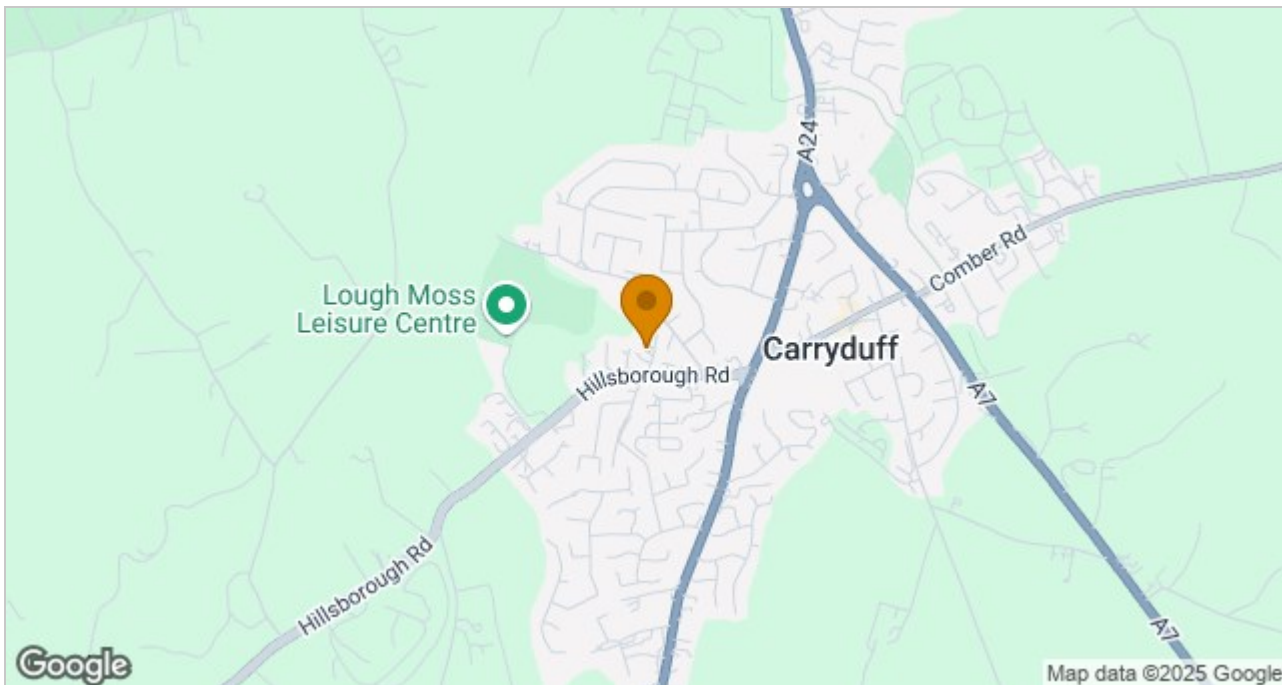


## Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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