



3 Blenheim Park, Carryduff, Belfast, BT8 8NN

Asking Price £265,000

3 Blenheim Park is a detached bungalow, only a few minutes walk from the centre of Carryduff offering convenience to the new Lidl Store, the Saintfield Road offering superb transport links to Belfast and out towards Saintfield and Ballynahinch. For those with young families there are excellent schools within walking distance and local clubs offering an array of sports activities.

Internally the property comprises three bedrooms, one reception room, fitted kitchen with direct access to a utility area, an integral garage and recently installed contemporary white bathroom suite.

With a fantastic roof space and integral garage this property offers great potential to alter and extend the existing foot print to create your dream home.

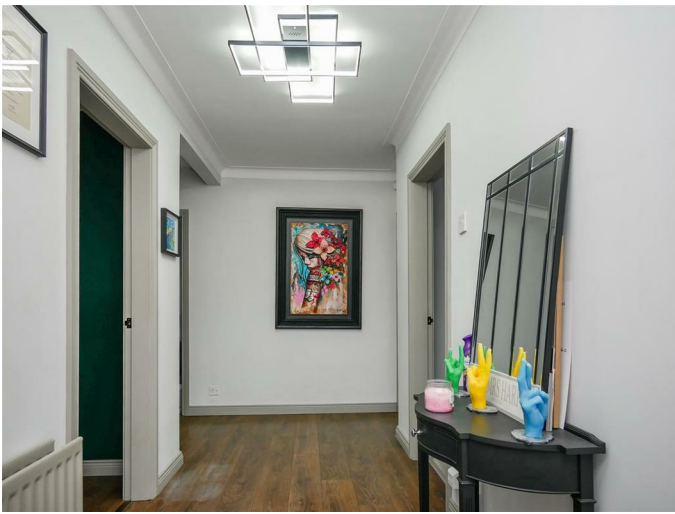
An excellent home in a superb location.

- Detached Bungalow In Popular Residential Location
- Spacious Lounge
- Contemporary White Bathroom Suite
- Double Glazed
- Integral Garage
- Three Good Sized Bedrooms
- Fitted Kitchen & Utility
- Gas Heating (smart thermostat)
- Driveway With Ample Parking
- Enclosed Rear Garden Laid In Lawns

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
		52	70
Northern Ireland		EU Directive 2002/91/EC	

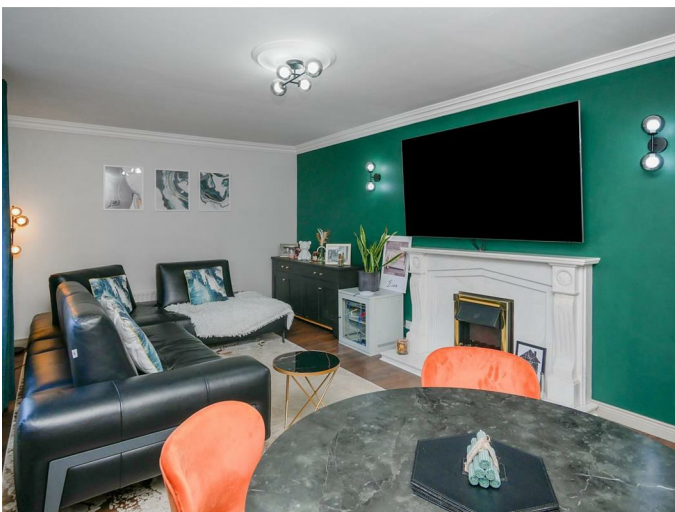


The Accommodation Comprises

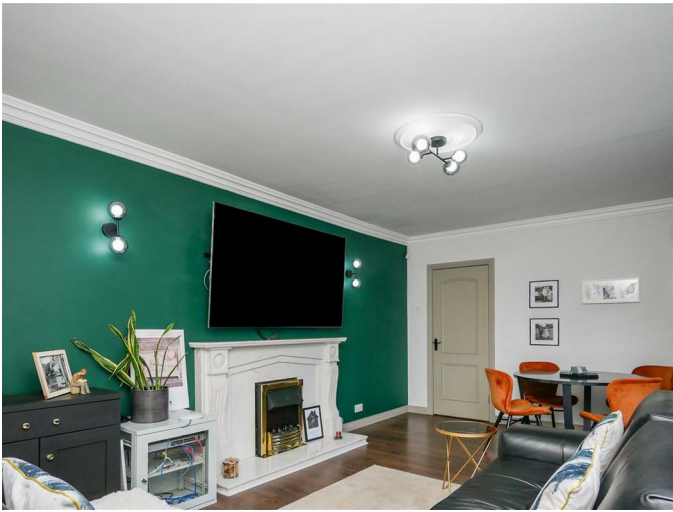


Upvc glass panelled front door to entrance porch. Glass panelled inner doors to hallway. Walnut effect laminate flooring. Built-in storage. Access to roof space (development potential).

Lounge 19'6 x 11'6 (5.94m x 3.51m)



Marble fireplace with matching inset and hearth. Cornicing. Walnut effect laminate flooring.



Fitted Kitchen 12'7 x 9'8 (3.84m x 2.95m)



Range of high and low level built-in units, glazed display cabinets, built-in 4 ring hob and under oven, overhead extractor fan, double oven, single drainer sink unit with mixer taps. Part tiled walls. Tiled flooring.



Utility Area 9'2 x 9'3 (2.79m x 2.82m)



Range of high and low level units, plumbed for washing machine, single drainer sink unit with mixer taps, Part tiled walls. Tiled flooring. Housing Worcester gas boiler. Access to integral garage.

Bedroom One 13'4 x 10'4 (4.06m x 3.15m)





Bedroom Two 11'0 x 10'0 (3.35m x 3.05m)



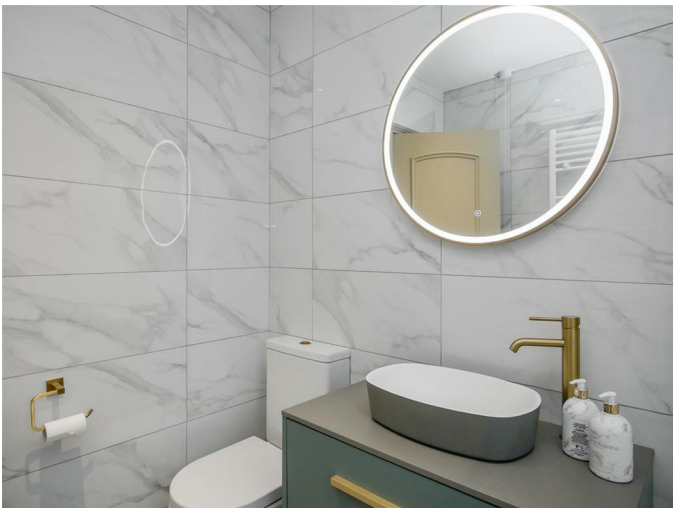
Bedroom Three 9'9 x 8'2 (2.97m x 2.49m)



Contemporary White Bathroom Suite



Comprising bath with tiled panel, brass fittings to include mixer taps, shower with ceiling mounted drench head and hand shower attachment, wash hand basin with mixer taps also in a brass finish, and storage below, illuminated mirror above, low flush w.c. Marble effect tiled walls. Decorative tiled flooring. Spot-lights. Heated towel rail.



Outside Front

Front garden laid in lawn.

Driveway with ample parking leading to integral garage.

Integral Garage 17'4 x 9'1 (5.28m x 2.77m)

Roller door. Light and power.

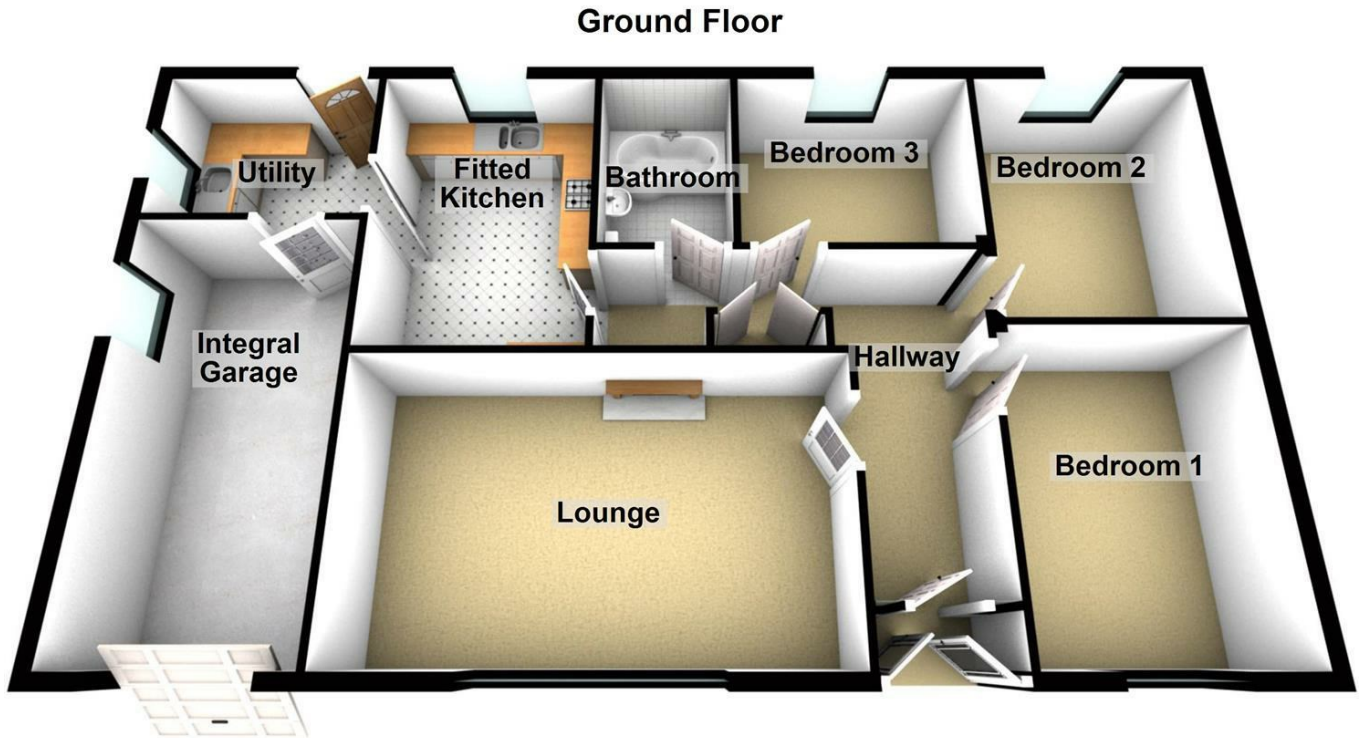
Outside Rear



Patio area and garden laid in lawn. bordered by mature hedging and shrubs. Wooden storage shed.

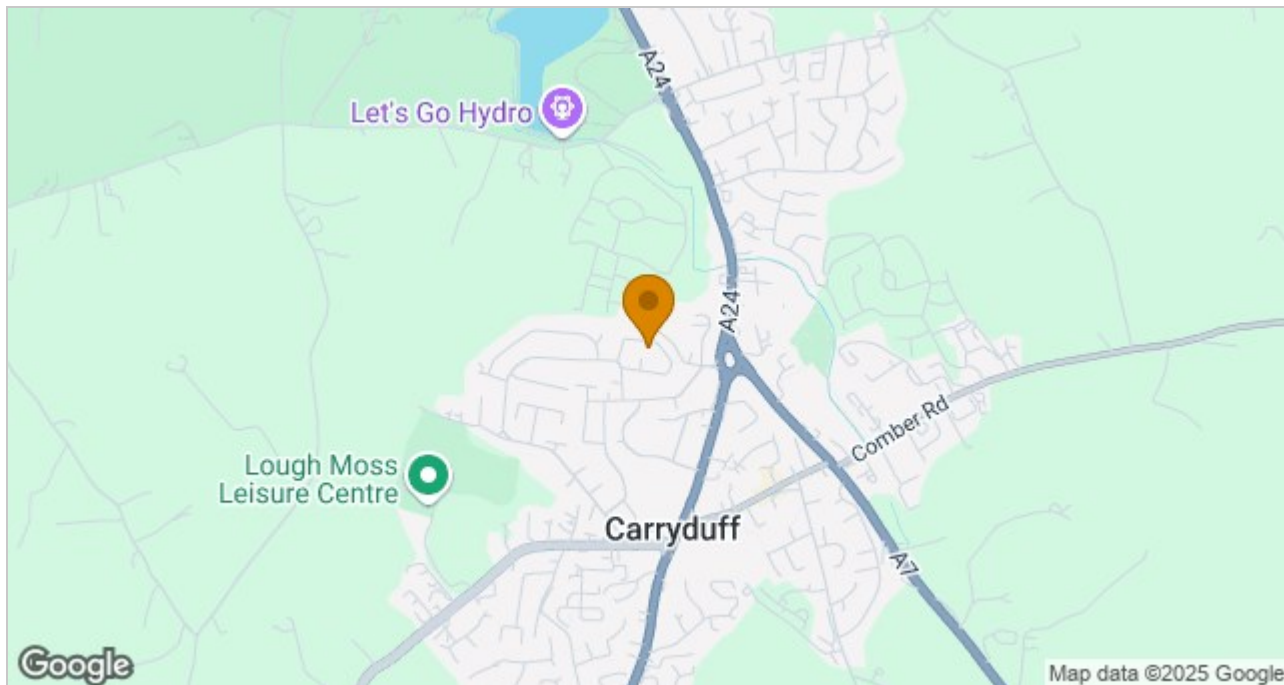


Floor Plan



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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