



## 7b Killynure Park, Church Road, Carryduff, BT8 8PS

**Asking Price £99,950**

Positioned just off Church Road in Carryduff, this deceptively spacious 1st floor apartment would make an ideal purchase for either an investor or first time buyer looking to buy at present. Nestled in a quiet cul-de-sac setting, the accommodation consists of a spacious lounge, modern fitted kitchen with dining area, 2 good size bedrooms and a contemporary fitted shower suite. The property also benefits from Gas central heating, upvc double glazed front door and windows, off street parking, shared gardens and an abundance of storage. With this property offering such value for money, we don't anticipate this one sitting round for long so viewings are recommended at your earliest convenience!

- 1st Floor apartment
- Modern Fitted kitchen
- Spacious lounge
- Gas heating
- Driveway to the front
- Two bedrooms
- White Shower suite
- Double glazed windows
- Cul-de-sac position
- Communal gardens

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			

## The accommodation comprises



### Entrance Hall

Upvc glazed front door opens onto entrance hall with built-in storage. Wooden effect vinyl flooring.

### Lounge 12'10" x 12'7" (3.92 x 3.83)



Bright and spacious lounge with wooden effect vinyl flooring.

### Kitchen / Dining area 13'6" x 9'6" (4.12 x 2.89)



Modern fitted kitchen with a range of upper and lower level units, formica worktops and stainless steel sink. Plumbed and wired for washing machine, tumble dryer, electric oven and refrigerator. Tile effect vinyl flooring.  
Storage with Gas boiler.

### Dining area



**Bedroom 1 12'6" x 10'6" (3.80 x 3.20)**



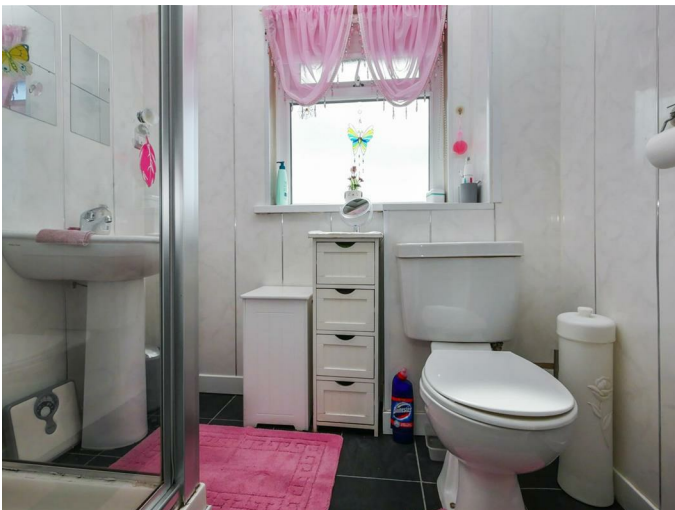
Spacious double bedroom with built-in storage. Laminate wooden flooring.

**Bedroom 2 9'6" x 6'8" (2.89 x 2.04)**



Single bedroom with wooden effect vinyl flooring.

**Shower room 6'6" x 6'6" (1.97 x 1.97)**



Contemporary fitted white shower suite

consisting of electric shower with cubicle, pedestal wash hand basin and low flush w.c.

Walls and roof are covered in easy maintained PVC panelling and floors are covered in a tile effect laminate flooring.

**Shared Garden / Off Street parking**



Shared Garden area to the front of the property with off street parking for two cars.

**Communal area**



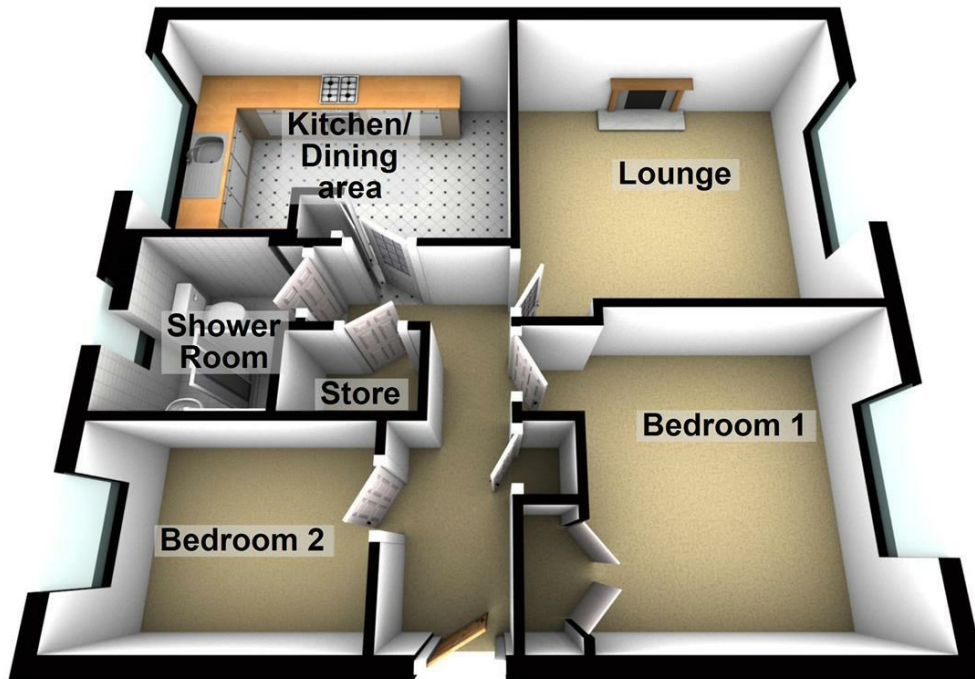
Enclosed paved area to the rear of the property.

**Management fees**

The property is currently managed by the Northern Ireland Housing Executive and their fees currently come in at approx £25 per month.

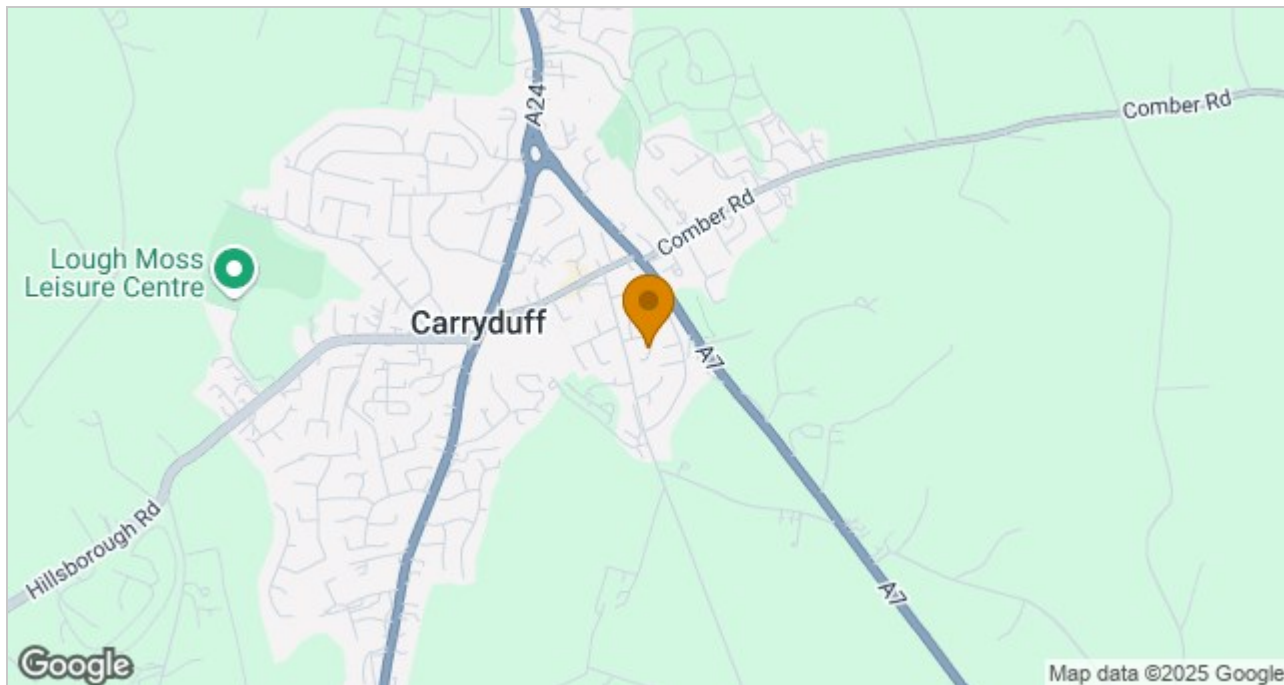
## Floor Plan

### Ground Floor



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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