



33 - 31 Comber Road, Carryduff, Belfast, BT8 8AW

Asking Price £399,950

Situated off the Comber Road, 33 & 31 are accessed via a laneway (with a legal Right of Way).

A unique opportunity exists to purchase two properties, one of which would require considerable remedial works (No31) and a bungalow (No 33) constructed off 31 in the early 1990's.

The Bungalow offers superb well proportioned accommodation comprising three bedrooms, master with en-suite, spacious lounge, kitchen/ dining / living, utility room, guest w/c and family bathroom suite.

The property also benefits from a Calor gas heating system, double glazing and double garage.

The roof space is partially floored and offers fantastic potential for conversion subject to statutory approval.

The accommodation in 31 comprises two reception rooms, kitchen facility, ground floor bathroom and two bedrooms first floor, however, considerable works would be required to make this property habitable.

The properties are positioned on approximately 1 acre plot.

- 33 Is A Bungalow Constructed In The 90's
- Spacious Lounge
- Utility Room & Downstairs w/c
- Calor Gas Heating/ Double Glazed
- 31 Is The Original Farm House / Cottage (in need of complete renovation)
- Three Double Bedrooms Master With En-suite
- Kitchen / Dining / Living
- Family Bathroom Suite
- Double Integral Garage
- Set On c 1 Acre Plot, Accessed Via Laneway With Right Of Way

Energy Efficiency Rating		Current	Potential
Key: energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(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			

No 33 (Bungalow)

The accommodation comprises. double glass panelled doors to reception hall.



Reception Hall

Tiled floor, access is provided to all rooms with the property.

Lounge 20'0 x 14'8 (6.10m x 4.47m)



Marble fireplace housing an open fire.
Double pvc doors.

Kitchen / Dining / Living 23'4 x 21'3 (7.11m x 6.48m)



Full range of high and low level units, Formica work surfaces, built in gas hob and oven, single drainer stainless steel sink unit with mixer taps. Tiled flooring. Cast iron fireplace housing an open fire to living area. Double pvc doors to garden.



Utility Room 21'4 x 9'1 (6.50m x 2.77m)



Full range of high and low level units. rear access and direct access to kitchen.

Guest w/c

low flush w/c and sink unit. Tiled Floor.

Bedroom One 19'7 x 18'8 (5.97m x 5.69m)



At widest points. Tiled Floor, wall to wall mirrored robes, glazed doors.

En-Suite



Comprising walk in shower unit, pedestal wash hand basin, low flush w.c

Bedroom Two 14'6 x 11'8 (4.42m x 3.56m)



Bedroom Three 15'0 x 11'0 (4.57m x 3.35m)



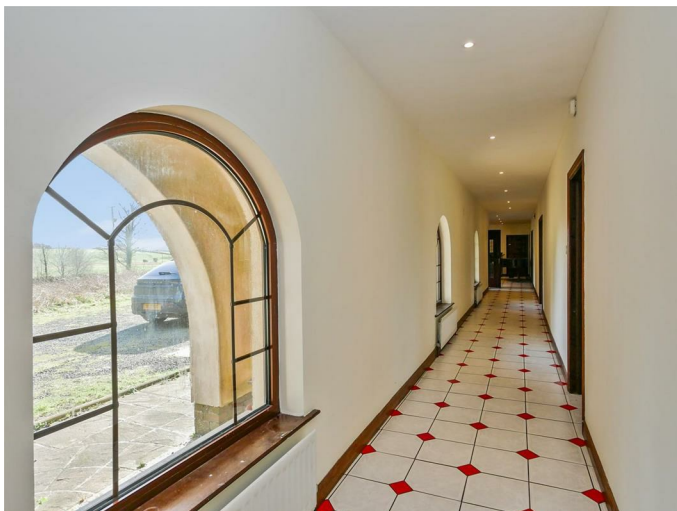
Laminate flooring.

Family Bathroom Suite



Comprising free standing bath with mixer taps & hand shower, separate shower cubicle with drench head and hand shower attachment, double sink unit with mixer taps, low flush w.c Bidet. Built in storage and hot-press. Tiled floor.

Hallway



Access to Roof space, fantastic potential for future development. Access is also provided to integral garage.

Integral Double Garage 20' x 20' (6.10m x 6.10m)

Outside



The property is approached via a lane way from the Comber Road, (Right of Way) leading up to 33 & 31, total plot area c 1 acre.



31 Comber Road (Original Cottage)



This is the original cottage

The Accommodation Comprises

Entrance

Lounge 14'3 x 13'7 (4.34m x 4.14m)

Fireplace.

Living Room 14'3 x 13'4 (4.34m x 4.06m)

Fireplace.

Kitchen Facility 14'6 x 10'3 (4.42m x 3.12m)

Bathroom

Free standing bath & sink unit.

Separate w/c

low flush w/c.

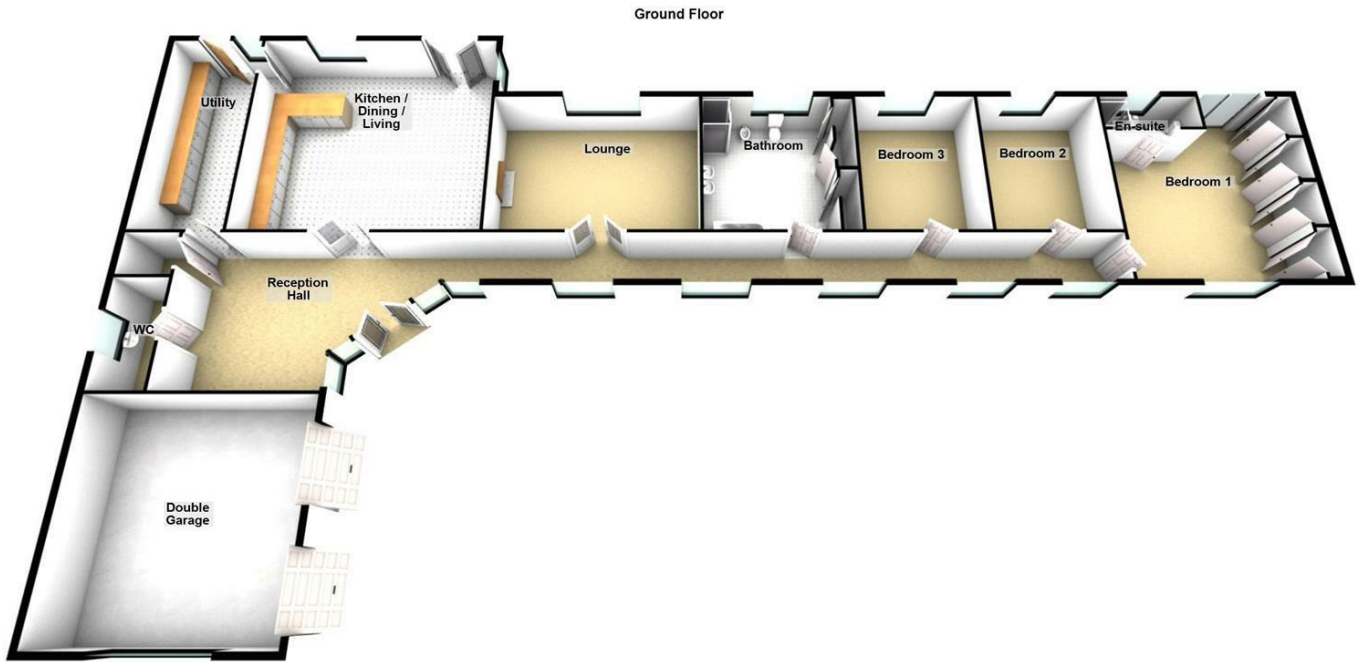
First Floor

Bedroom One 16'4 x 14'9 (4.98m x 4.50m)

Fireplace.

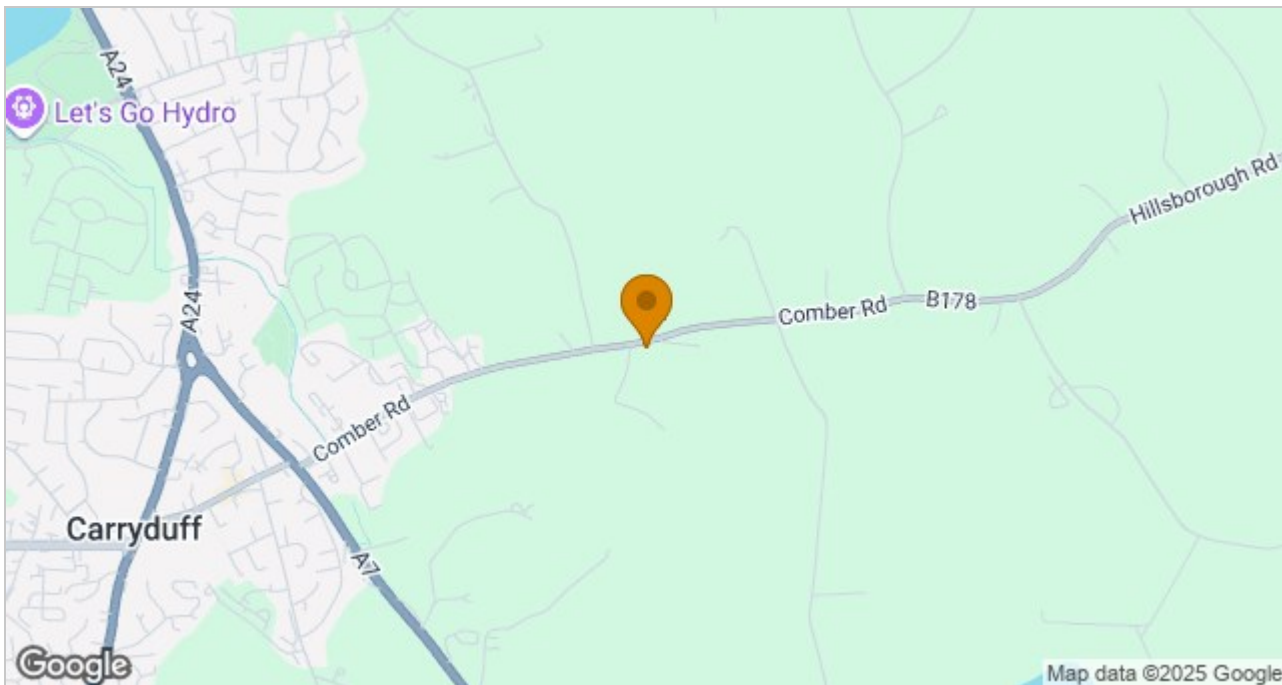
Bedroom Two 16'4 x 10'5 (4.98m x 3.18m)

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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