



## 10 Carncoole Park , Belfast, BT14 8JU

**Offers Over £300,000**

Unique Opportunity To Acquire A Detached Bungalow With Gardens Extending To Approximately Half An Acre

A detached bungalow commanding a site extending to approximately half an acre within a cul de sac position prime for redevelopment and possibly more. The accommodation comprises 2 bedrooms, with substantial roof space, spacious lounge open plan to dining room, kitchen and white bathroom suite. The dwelling further offers uPvc double glazed windows, oil fired central heating and matching detached garage. Outside substantial gardens extend to approximately half an acre with unlimited potential. With redevelopment opportunities of this nature few and far between Early Viewing is highly recommended.

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

# 10 Carncoole Park

, Belfast, BT14 8JU



- Detached Bungalow
- Superb Roof Space
- Upvc Double Glazed Windows
- Unique Opportunity
- Approximately 1/2 Acre Site
- Fitted Kitchen
- Oil Fired Central Heating
- 2 Bedroom 2 Reception Rooms
- Bathroom in White Suite
- Prime Cul De Sac Position

## Open Entrance Porch

Upvc double glazed entrance door.

## Entrance Hall

3/4 panelled walls, built-in storage, fixed staircase to roof space, wood laminate floor.

## Lounge

18'9" x 12'3" (5.72 x 3.75)

Tiled fireplace, wood laminate floor, picture window, double panelled radiator.

## Open Plan

### Dining Room

11'3" x 10'4" (3.44 x 3.15)

Wood laminate floor, picture window, panelled radiator.

### Kitchen

10'4" x 9'1" (3.16 x 2.78)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktop, built-in under oven and ceramic hob, stainless steel canopy extractor,

tall larder, fridge freezer space, plumbed for washing machine.

## Rear lobby

Upvc double glazed rear door, panelled radiator.

## Bathroom

White suite comprising panelled bath, electric shower, pedestal wash hand basin, low flush wc, part pvc, panelled walls, part tiled walls, panelled radiator.

## Bedroom

13'2" x 12'8" (4.02 x 3.87)

Panelled radiator.

## Bedroom

12'11" x 11'10" (3.95 x 3.62)

Panelled radiator.

## Fixed Staircase Roof Space

## Landing

Panelled radiator

## Section One

11'1" x 9'9" (3.38 x 2.98)

Velux roof light, floored and sheeted, panelled radiator.

## Section Two

10'5" x 10'1" (3.19 x 3.08)

Velux roof light, floored and sheeted, panelled radiator.

## Outside

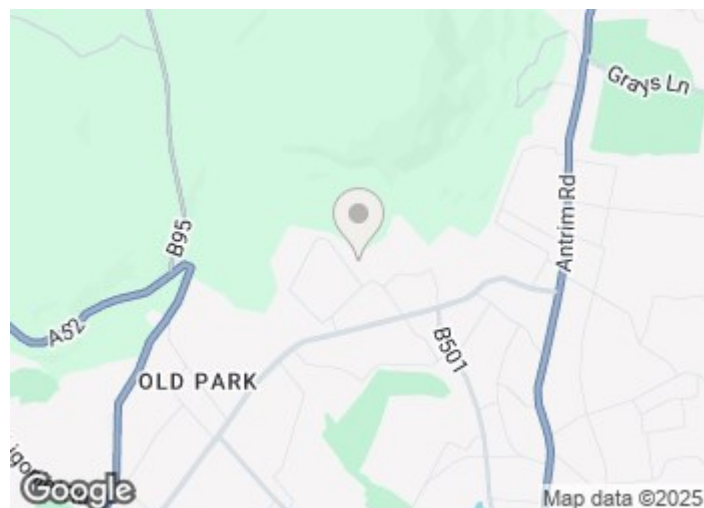
Gardens front and rear in mature shrubs, flower beds, lawn to front and artificial grass to rear, summer house, boiler house oil tank.

## Land

Extensive grounds extending in total to approximately 1/2 Acre with wooded boundary.

## Detached Garage

Up and over door, driveway.

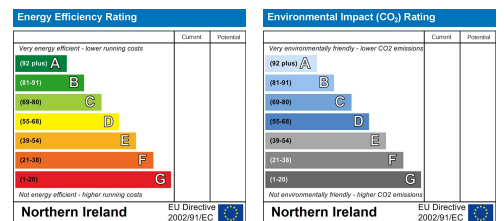


## Directions



# Floor Plan

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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