

Tim Martin
— .co.uk



**7 Meadowvale Avenue
Carryduff
BT8 8QY**

**Offers Over
£259,950**

www.timmartin.co.uk
Telephone 028 97 568300

SUMMARY

An exceptionally well finished and extended semi detached 4 bedroom property, occupying a spacious site in this much sought after area of Carryduff.

Boasting bright and spacious accommodation throughout, this superb home is ready to move straight into, allowing the purchaser to enjoy modern, convenient living at its best. Fitted with oil fired central heating and double glazing, the ground floor enjoys a lounge with wood burning stove, which opens through to a contemporary fitted kitchen, with spacious living and dining area and from there, double doors open out to the fully enclosed rear gardens - perfect for entertaining. The first floor comprises of four excellent sized bedrooms including the master bedroom with en suite shower room and a family bathroom, fitted with a contemporary white suite.

Outside, the property is approached by a spacious Tobermore brick pavia driveway providing parking for 3-4 cars and leads to the attached garage with separate WC. Fully enclosed and easily maintained gardens are located to the rear, whilst beautifully landscaped gardens, illuminated decking area and stunning flowerbeds with feature waterfall are situated to the side, creating the most pleasing entertaining space, for all to enjoy.

The location of this property couldn't be better - the local primary schools are only a short distance away as too, is a regular bus network serving most of the grammar schools in the surrounding and Greater Belfast area. Forestside Shopping Centre, George Best Belfast City Airport, Cairnshill Park and Ride and both Belfast and Lisburn are all easily accessible. For those looking for outdoor pursuits, Lets Go Hydro is within walking distance, whilst Montalto Estate and Lady Dickson Park are a short drive away, providing beautiful walks and seasonal events throughout the year, for all the family to enjoy.

FEATURES

- Exceptionally Well Finished And Extended Semi Detached Property
- Spacious Lounge with Wood Burning Stove
- Contemporary Fitted Kitchen Open Plan To A Living/Dining Area
- Four Excellent Sized Bedrooms - Master En Suite
- Family Bathroom With Contemporary White Suite
- Spacious Tobermore Paved Driveway Providing Parking For 3-4 Cars
- Attached Garage With Separate WC
- Oil Fired Heating & Double Glazing
- Fully Enclosed Rear Garden



ACCOMMODATION

ENTRANCE HALL

Composite entrance door; under stairs cloak space Cupboard; wood laminate floor; telephone connection point.



LOUNGE 4.19m (13'9) x 4.01m (13'2)

Into Bay Window

Beautiful red brick inglenook style fireplace with Stovax cast iron wood burning stove on granite hearth; sleeper mantle over; herringbone floor; corniced ceiling; recessed spotlights; bay window.



L SHAPED KITCHEN / LIVING / DINING AREA

6.65m (21'10) x 6.5m (21'4)

Superb range of oak high and low level cupboards and drawers with matching glazed display cupboards incorporating 1½ tub stainless steel sink unit with swan neck mixer tap (with detachable shower tap); integrated Zanussi double electric oven; Belling 5 ring ceramic hob; tempered glass splash back; chrome extractor hood with curved glass inset; space and plumbing for American fridge freezer; integrated Hotpoint dishwasher; space and plumbing for washing machine; formica worktops with matching upstands; under cupboard lighting; recessed spotlights; USB charging point; herringbone floor; beautiful exposed red brick wall with LED lighting; glazed Upvc double doors to rear.



FIRST FLOOR LANDING

Access to roofspace (via Slingsby type ladder); hotpress with lagged copper cylinder; recessed spotlights.

BEDROOM 1 3.4m (11'2) x 2.44m (8')

Maximum Measurements

Wood laminate floor; currently being used as a study.



BEDROOM 2 3.23m (10'7) x 2.97m (9'9)

Maximum Measurements

Built in sliding robes; wood laminate floor.



BEDROOM 3 3.96m (13'0) x 2.69m (8'10)

Wood laminate floor; built in sliding robes



MASTER BEDROOM 4.93m (16'2) x 3.43m (11'3)

Wood laminate floor; recessed spotlights; built in sliding robes; telephone connection point.



ENSUITE / SHOWER ROOM

3.4m (11'2) x 1.19m (3'11)

Modern white suite comprising separate shower cubicle with Redring Bright electric shower unit and wall mounted telephone shower attachment; fitted sliding shower door; pedestal wash hand basin; low flush wc; wood effect vinyl floor; part pvc tile effect wall cladding; towel radiator; recessed spotlights; extractor fan.



BATHROOM 2.44m (8'0) x 1.78m (5'10)

Contemporary white suite comprising mirror panelled bath with pillar mixer taps; Redring electric shower unit with wall mounted telephone attachment; fitted glass shower screen; wall mounted wash hand basin with mono mixer tap and vanity unit under; close coupled wc; part tiled walls; granite tiled floor with LED lighting; towel radiator; recessed spotlights.



OUTSIDE

Spacious Tobermore brick pavia driveway providing ample parking for 3-4 cars and leading to:-

GARAGE 6.2m (20'4) x 3.45m (11'4)

Roller shutter door; ample light and power points; separate low flush wc and wash hand basin; access to rear.

GARDENS

Front garden laid out in lawn; beautifully landscaped side garden laid out in lawn with manicured flowerbeds hosting a wonderful selection of ornamental and flowering shrubs providing fabulous colour all year round; decking area with LED lighting; power socket; beautiful waterfall feature; fully enclosed rear gardens with Tobermore brick pavia patio area; decorative pebbled area; enclosed concrete dog run; boiler house with oil fired boiler; outside lights; water tap; pvc oil storage tank.

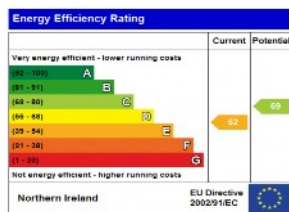


CAPITAL / RATEABLE VALUE

£165,000 = Rates payable £1275.78 per annum (approximately)

GROUND RENT

£40.00 per annum (approximately)



Comber

27 Castle Street, Comber, BT23 5DY
T 028 91 878956

Saintfield

1B Main Street, Saintfield, BT24 7AA
T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.