

**Tim Martin**  
**.co.uk**



**6 Annavale Avenue**  
**Carryduff**  
**BT8 8NZ**

**Offers Around**  
**£329,950**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 97 568300

## SUMMARY

An immaculately and tastefully presented detached bungalow situated on a slightly elevated position at the end of this quiet cul-de-sac.

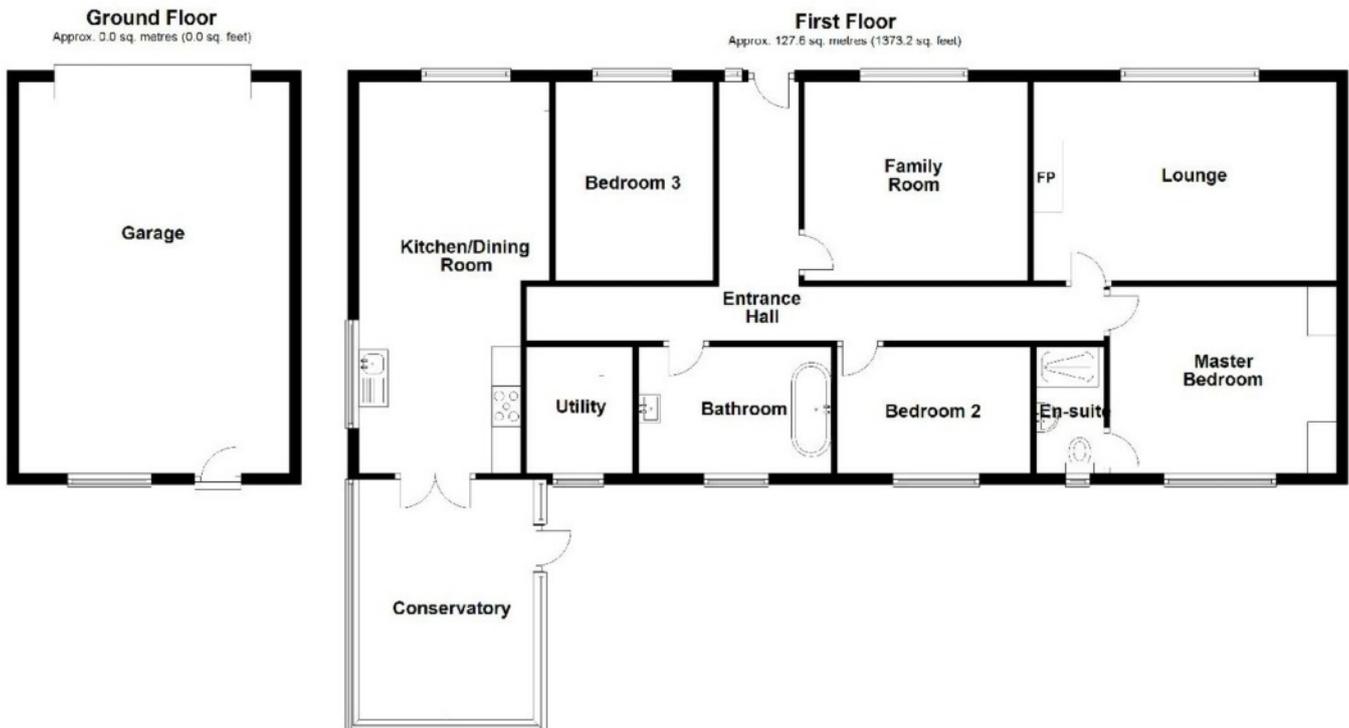
The property has been substantially renovated to provide spacious luxuriously appointed accommodation which is versatile to suit a range of families needs. The exceptional contemporary kitchen bristling with electrical appliances is open plan to the dining room and conservatory which opens onto the elevated terrace overlooking the rear gardens.

Four spacious bedrooms including master en suite, recently installed contemporary bathroom and laundry room complete the picture.

The property is an easy walk to the shops, public transport and local amenities and is of course an easy commute to the city.

## FEATURES

- Four Bedrooms - Master En Suite
- Luxury Kitchen/Dining
- Deluxe Contemporary Sanitary Ware
- Conservatory
- Large Integrated Garage
- Triple Double Glazing
- High Levels Of Insulation
- Delightful Landscaped Gardens
- Oil Fired Central Heating
- Easy Commute to Belfast



## ACCOMMODATION

### ILLUMINATED STEPS TO FRONT DOOR

#### RECEPTION ROOM

Engineered wood floor; twin telephone connection points; corniced ceiling.

#### BEDROOM 4 3.84m (12'7) x 3.43m (11'3)

Currently used as a television room; engineered wood floor; corniced ceiling.

#### LOUNGE 5.23m (17'2) x 3.4m (11'2)

Inglenook fireplace with multi fuel enclosed stove on polished black granite hearth; tv aerial connection point; engineered wood floor; corniced ceiling.



**KITCHEN / DINING 6.83m (22'5) x 3.28m (10'9)**

Rangemaster single drainer stainless steel sink unit with matching swan neck mono mixer tap; extensive range of white paint finish contemporary eye and floor level cupboards and drawers; formica worktops; integrated Hotpoint double electric ovens; Belling 4 ring ceramic hob with Electrolux stainless steel extractor unit and light over; AEG fridge/freezer; Hotpoint dishwasher; part tiled walls; ceramic flagged floor; LED ceiling spot lighting; glazed double doors to conservatory.



**CONSERVATORY** 4.19m (13'9) x 3.02m (9'11)  
Ceramic flagged floor; glazed door to terrace.

**LAUNDRY ROOM**

1.78m (5'10) x 2.08m (6'10) Range of high gloss white eye and floor level cupboards; formica worktops; space and/or plumbing for washing machine and tumble dryer; ceramic tiled walls and floor.



**BEDROOM 1** 3.43m (11'3) x 2.74m (9')  
Engineered wood floor.



**Bathroom 1 3.1m (10'2) x 2.08m (6'10)**

Luxurious contemporary modern white suite comprising, double end bath with floor level chrome pillar mixer taps with telephone shower attachment, recessed and illuminated vanity shelf over; floating vanity unit with fitted wash hand basin and chrome mono mixer tap, illuminated mirror over; matching bathroom cabinets to either side; close coupled wc; ceramic tiled floor; recessed LED ceiling lighting; extractor fan; chrome heated wall mounted towel radiator.



**BEDROOM 2 3.33m (10'11) x 2.29m (7'6)**

Engineered wood floor.



**MASTER BEDROOM / EN SUITE**

**3.89m (12'9) x 3.28m (10'9)**

Range of fitted furniture including two double wardrobes with mirrored doors to either side of double divan bed space with matching head board; cupboards over; twin chests of 4 drawers; corniced ceiling.



**SHOWER ROOM 2.18m (7'2) x 1.19m (3'11)**

Contemporary white suite comprising rectangular shower with Mira Sport electric shower; ceramic tiled walls; sliding glass shower door and side panel; floating wash hand basin with chrome mono mixer tap; close coupled wc; wall mounted heated towel radiator; ceramic tiled floor; extractor fan.



**OUTSIDE**

Spacious illuminated bitmac drive with ample parking leading to:-

**INTEGRAL GARAGE**

6.78m (22'3) x 4.65m (15'3)

Electrically operated roller door; light and power points; Furnray oil fired boiler.

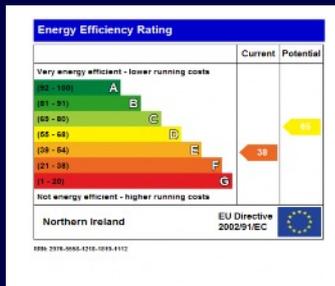
**GARDENS**

Private gardens to front laid out in lawns and flowerbeds, planted with seasonal flowers and enclosed with vertical board fencing and evergreen hedging.

Delightful spacious rear gardens, landscaped with rolling lawns and planted with a fine selection of ornamental and flowering shrubs including Rhododendron, Cameillia, herbaceous plants and seasonal flowers. The gardens are overlooked by the flagged elevated terrace and enclosed with vertical board fencing. A delightful illuminated water fall completes this enchanting garden. PVC oil storage tank.



**CAPITAL / RATEABLE VALUE** £195,000 = Rates payable of £1,507.74 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

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