

# For Sale

Asking Price: £195,000

SimonBrien



3 Alveston Drive  
Belfast  
County Down  
BT8 8RL

[simonbrien.com](http://simonbrien.com)



This is a well maintained home in the popular Alveston development in Carryduff.

Situated on a corner site in a quiet cul-de-sac location this semi detached villa would suite the young family, professional or those downsizing alike.

Carryduff is conveniently located close to several golf clubs, leisure complex, the new Lidl store and excellent Primary schools. With Belfast, Ballynahinch and Lisburn in close proximity this home is also convenient to motorway links and public transport networks. Please call the South Belfast office to arrange a viewing at your convenience.

#### Special Features & Services

- Semi Detached Home In An Excellent Cul-de-sac Location
- Living Room With Feature Bay Window & Morso Woodburning Stove Open To
- Dining Area With Upvc Sliding Door Leading To Paved Patio
- Modern Fitted Kitchen
- Three Bedrooms – Two With Build In Sliderobes
- Bathroom With White Suite
- Gas Fired Central Heating
- UPVC Double Glazing
- UPVC Facia Boards
- Security Alarm System
- Tarmac Driveway Parking
- Enclosed Rear Gardens In Artificial Lawn With Raised Flowerbeds & Paved Sitting Area
- Located In The Popular Alveston Development Close To All The Amenities Of Carryduff



## Accommodation

### UPVC front door to

### Reception Hall

Understairs storage cupboard

### Living Room

15' x 12'4" (4.57m x 3.76m):

Solid wood floor, 'Morso' wood burning stove, open to

### Dining Area

11'1" x 10'2" (3.38m x 3.1m):

Solid wood floor, uPVC double glazed sliding door leading to paved patio

### Kitchen

10'11" x 9'1" (3.33m x 2.77m):

Range of high and low level units, 'Bosch' double electric oven, 4 ring ceramic hob, stainless steel extractor fan, integrated dishwasher, 1.5 bowl stainless steel sink unit, plumbed for washing machine, part tiled walls, tongue and groove pitch pine ceiling

### First Floor Landing

Access to partly floored roofspace

### Main Bedroom

11'1" x 10'1" (3.38m x 3.07m):

Built in mirror sliderobes

### Bedroom 2

14'5" x 8'7" (4.4m x 2.62m):

Built in sliderobes

### Bedroom 3

10'2" x 10'2" (3.1m x 3.1m):

Laminate wood floor, velux window

### Bathroom

Fully tiled walls, low flush WC, pedestal wash hand basin with vanity unit, bath with telephone hand shower, chrome heated towel radiator, shower with rainhead attachment, spotlighting, extractor fan

### Outside

Tarmac driveway parking for several vehicles. Front garden in lawn. Enclosed rear garden in artificial grass with paved sitting area and raised flower bed with timber decking. Outside tap and light



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**VALUER**

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**MORTGAGE ADVICE**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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