

# For Sale

Offers Over: £279,950

SimonBrien



11 Black Quarter Lane  
Carryduff  
Belfast  
BT8 8GA

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





This exceptionally well appointed extended semi detached family home is situated in one of Carryduff's most popular residential developments with local amenities, schooling and public transport to the City Centre all close at hand.

Internally, the accommodation offers a living room, high-quality kitchen open to a dining area and sunroom, along with a downstairs WC and utility cupboard. On the first floor there are three bedrooms, master with ensuite and family bathroom. Externally there is a detached garage and attractive low maintenance gardens to the front and rear.

#### Special Features & Services

- Attractive Extended Semi Detached Family Home In Popular Carryduff Development
- Spacious Living Room With Wall Mounted Gas Fire and Double Upvc Doors To Patio
- High Quality Kitchen with Range of Integrated Appliances and Granite Worktops With Utility Cupboard Open To
- Sunroom
- Downstairs Cloakroom
- Three Bedrooms – Two With Built In Sliderobes
- Luxury Ensuite and Family Bathroom
- Detached Garage
- Gas Fired Central Heating
- Upvc Double Glazed Windows
- Pleasant Well Maintained Gardens With Artificial Grass
- Paved Driveway Parking For Several Vehicles
- Popular and Convenient Location



**Accommodation****Glazed front door to****Reception Hall**

Solid wood floor, spotlighting

**Downstairs WC**

Solid wood floor, low flush WC, pedestal wash hand basin

**Living Room**

17'11" x 11'6" (5.46m x 3.5m): Solid wood floor, wall mounted gas fire, double uPVC doors to patio

**Kitchen/Dining Area**

17'11" x 10'8" (5.46m x 3.25m): Spotlighting, solid wood floor, range of high and low level units, granite worktops, partly tiled walls, Zanussi double oven, 5 ring gas hob, stainless steel and glass extractor fan, stainless steel inset sink, integrated dishwasher

**Utility Room**

Ceramic tiled floor, range of high and low level units, Ideal gas boiler, plumbed for washing machine and tumble dryer

**Sun Room**

15'2" x 14'5" (4.62m x 4.4m):

**First Floor Landing** Spotlighting**Main Bedroom**

14'4" x 11'1" (4.37m x 3.38m): Solid wood floor, built in mirrored slide robes

**Ensuite Shower Room**

Tiled floor, low flush WC, pedestal wash hand basin, fully tiled shower cubicle, spotlighting

**Bedroom 2**

11' x 9'6" (3.35m x 2.9m): Solid wood floor, built in slide robe

**Bedroom 3**

10'8" x 6'5" (3.25m x 1.96m): Solid wood floor

**Bathroom**

Ceramic tiled floor, low flush WC, pedestal wash hand basin, bath with telephone hand shower, spotlighting

**Outside**

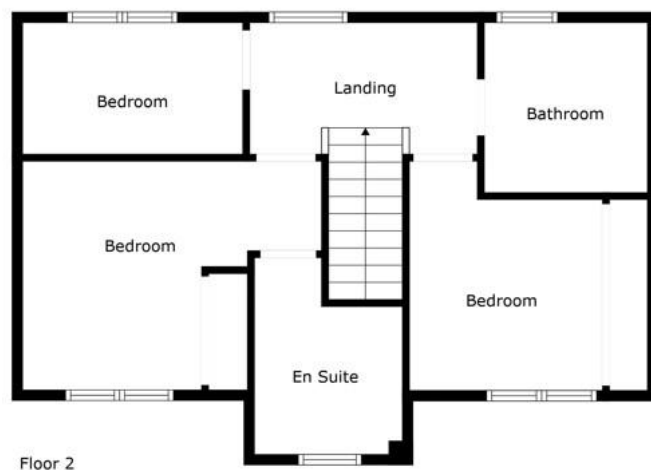
Paved driveway parking for several vehicles. Front garden in lawn and rear garden with artificial lawn, raised flower beds with plants and shrubs

**Detached Garage**

19'11" x 9'8" (6.07m x 2.95m): Power and light, roller shutter door







#### VALUER

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#### MORTGAGE ADVICE

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# SimonBrien



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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