

# For Sale

Offers Over: £225,000

SimonBrien



6 Thorndale Park  
Carryduff  
Belfast  
BT8 8HZ

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





This well-presented semi-detached home will be popular on the open market with young couples and families wanting to acquire a home in a sought after area within Carryduff.

The home offers three bedrooms, bathroom in white suite, living room and open plan kitchen to dining area and downstairs wc. The property further benefits from uPVC double glazing and gas fired central heating. Outside there is generous driveway parking, gardens in lawns with patio and a detached garage.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion. The owner of this property is a member of staff at Simon Brien.

#### Special Features & Services

- Superb Semi-Detached Home In Convenient Residential Location
- Suited To First Time Buyers And Young Families Alike
- Bright Living Room With Granite Fireplace
- Modern Fitted Kitchen With Integrated Appliances Open Plan To Dining Area With Double Upvc Doors Leading To Patio
- Three Bedrooms
- Modern Bathroom Suite
- UPVC Double Glazing
- Gas Fired Central Heating
- Upvc Facia Boards
- Gardens To The Front And Rear
- Downstairs WC
- Tarmac Driveway Parking
- Detached Garage
- Located Close To Road And Public Transport Networks
- Sought After Area Within Carryduff



## Accommodation

**UPVC Front door and double glazed side panels**

### Reception Hall

Wooden floor

### Under stairs Downstairs WC

Low flush WC, ceramic tiled floor, pedestal wash hand basin, extractor fan

### Living Room

14'6" x 10'11" (4.42m x 3.33m): Wooden floor, granite fireplace and hearth, cornice ceiling

### Kitchen/Dining Area

21'3" x 10'8" (6.48m x 3.25m): Ceramic tiled floor, spotlighting, range of high and low level units, part tiled walls, under bench electric oven, 4 ring ceramic hob, stainless steel extractor fan, integrated fridge freezer, Beko integrated washing machine, integrated dishwasher, double uPVC doors to paved patio

### First Floor Landing

Access to partly floored roofspace via pull down slingsby ladder

### Main Bedroom

13'1" x 9'8" (4m x 2.95m):

### Bedroom 2

10'1" x 7'7" (3.07m x 2.3m): Built in wardrobe

### Bedroom 3

9'9" x 7'3" (2.97m x 2.2m):

### Bathroom

Ceramic tiled floor, half tiled walls, low flush WC, pedestal wash hand basin, chrome heated towel radiator, bath with rainhead shower above and glass shower curtain, spotlighting, extractor fan

### Outside

Enclosed rear garden in lawn with paved patio and hedging

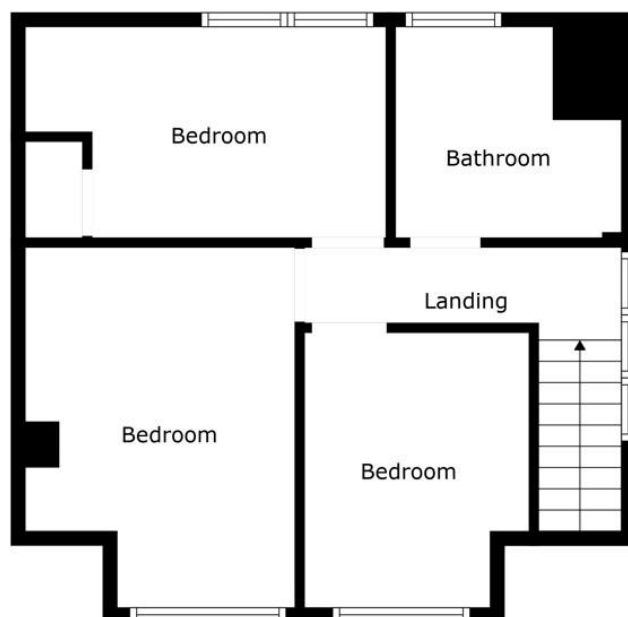
### Detached Garage

20'4" x 9'4" (6.2m x 2.84m):





Floor 1



Floor 2

#### 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		
55-68	D		
39-54	E	66 D	71 C
21-38	F		
1-20	G		

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