

simon**BRIEN**  
RESIDENTIAL

11 Old Saintfield Road,  
Carryduff, Belfast, BT8 8EY



Asking Price £359,950

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Deceptively Spacious Detached Family Home
- Well-Presented Accommodation Throughout Extending To Approximately 3,000 Sq Ft
- Adaptable To Suit Individual Requirements
- Five Bedrooms Or Four Plus Study
- Three Reception Rooms
- Kitchen With Casual Dining Area
- Separate Utility Room
- Bathroom, Ensuite And Cloakroom
- Oil Fired Central Heating And Double Glazing
- Large Games Room With Bar Area
- Integral Double Garage For 2 Cars
- Alarm System Installed
- Pleasant Well Maintained Site Extending To Approximately 0.25 Acre
- Popular And Sought After Residential Location Off Saintfield Road Close To Local Amenities, Schooling, Forestside Shopping Centre And Belfast City Centre



#### SUMMARY

Exceptionally well located off the Saintfield Road, the property is well placed close to all local amenities within the area, excellent schooling, Forestside Shopping Centre and is within comfortable commuting distance of Belfast city centre and other surrounding towns.

The accommodation, which is deceptive from an external appraisal, provides an exceptional layout extending to approximately 3,000 sq ft with the option of five bedrooms, three reception rooms together with kitchen/casual dining, bathroom, ensuite, large games room and garaging on the lower level.

Externally, the property is positioned on a pleasant site extending to approximately 0.25 acre, with generous gardens bordering the adjoining stream and excellent parking.

Likely to be of interest to the growing family in today's market. Viewing is by private appointment through our Lisburn Road office on 028 9066 8888.

#### ACCOMMODATION

##### GROUND FLOOR

##### ENTRANCE HALL:

Hardwood door to entrance hall.

##### CLOAKROOM:

Low flush WC. Wash hand basin in vanity unit.

##### LIVING ROOM:

**16' 7" x 14' 7" (5.05m x 4.44m)**

Attractive feature marble fireplace.

##### FAMILY ROOM:

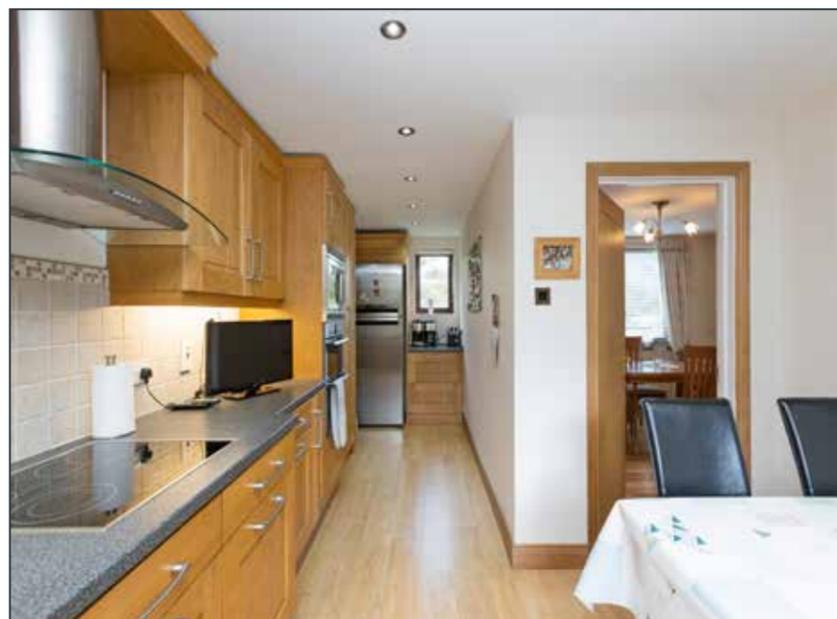
**11' 7" x 10' 9" (3.53m x 3.28m)**

##### DINING ROOM:

**11' 5" x 10' 7" (3.48m x 3.23m)**

Oak flooring.





**KITCHEN WITH CASUAL DINING:  
21' 5" x 10' 7" (6.53m x 3.23m)**

Excellent range of high and low level oak units. Inset sink. 4 ring hob. Electric oven. Microwave. Stainless steel extractor. Integrated dishwasher. Recess for fridge/freezer.

**UPPER LEVEL**

**MASTER BEDROOM:  
22' 0" x 10' 3" (6.71m x 3.12m)**

Number of built-in wardrobes and drawer units.

**ENSUITE:**

Fully tiled shower enclosure. Low flush WC. Pedestal wash hand basin.







**BEDROOM (2):**  
**11' 7" x 10' 4" (3.53m x 3.15m)**

Built-in wardrobes.

**BEDROOM (3):**  
**14' 7" x 8' 5" (4.44m x 2.57m)**

Built-in wardrobes.

**BEDROOM (4):**  
**11' 0" x 8' 1" (3.35m x 2.46m)**

**BATHROOM:**

Coloured suite. Jacuzzi bath. Shower enclosure. Low flush WC. Pedestal wash hand basin. Bidet.

**LOWER LEVEL**

**GAMES ROOM WITH BAR AREA:**  
**22' 9" x 11' 9" (6.93m x 3.58m) (at widest points)**

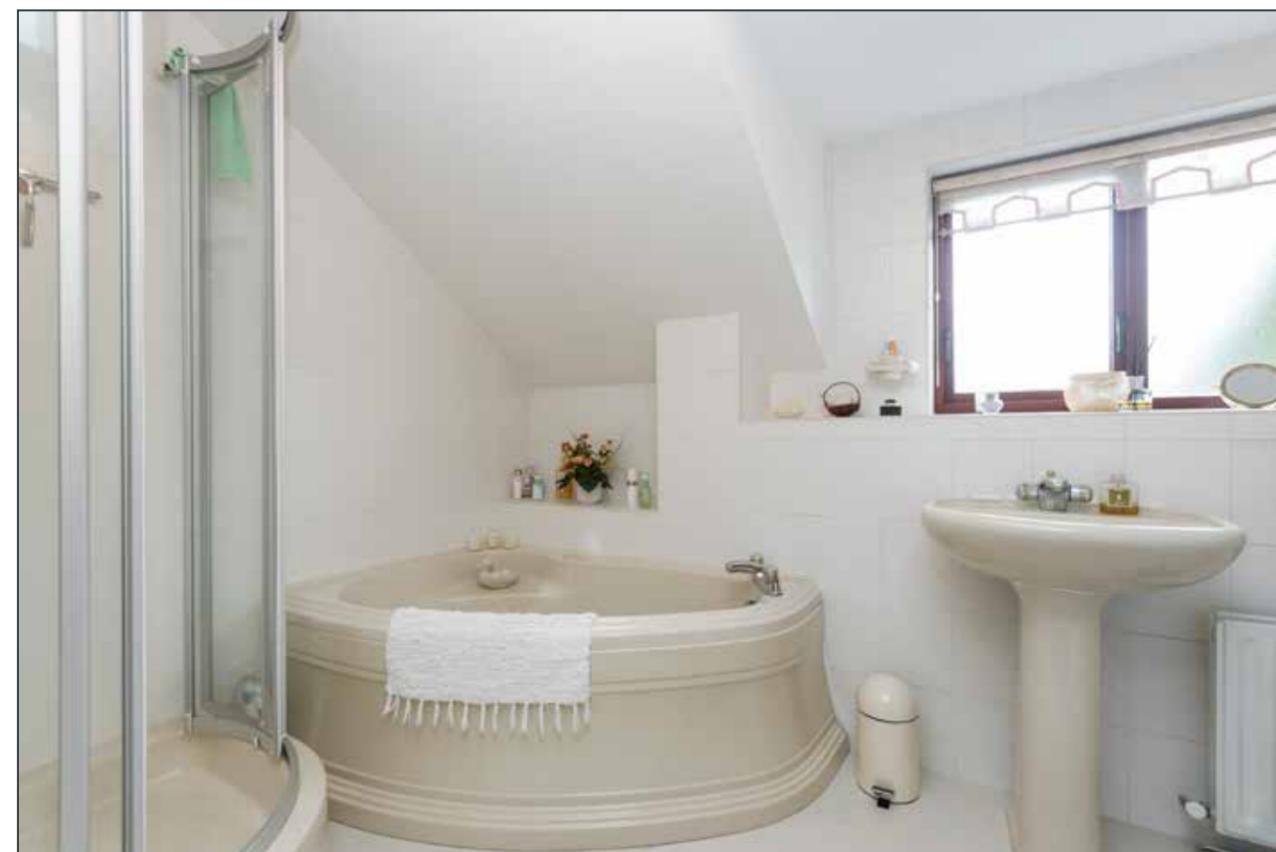
**UTILITY:**

**7' 6" x 5' 8" (2.29m x 1.73m)**

Plumbed for washing machine.

**BEDROOM (5)/STUDY:**

**11' 5" x 10' 7" (3.48m x 3.23m)**





**INTEGRAL DOUBLE GARAGE:  
28' 9" x 14' 8" (8.76m x 4.47m)**

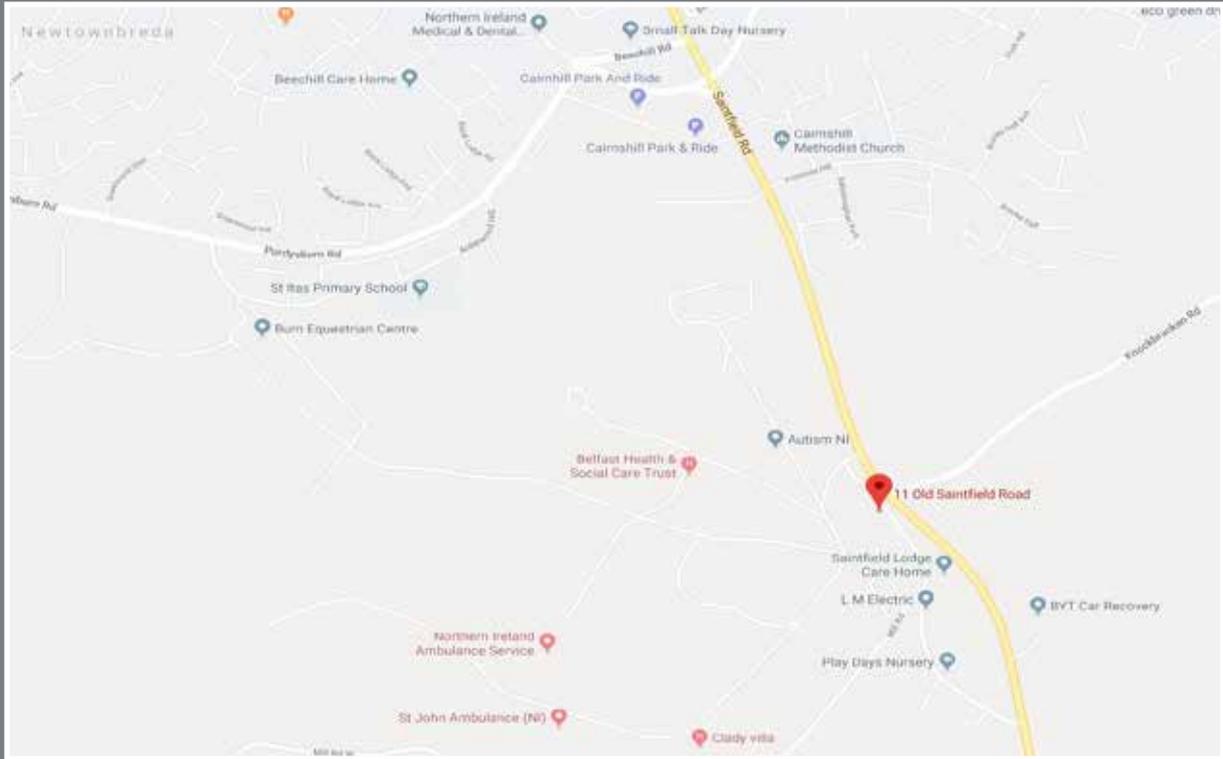
Electric up and over door. Light and power. Oil fired boiler.

**OUTSIDE**

Generous site extending to approximately 0.25 acre with gardens bordering the stream to rear and generous parking.



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)

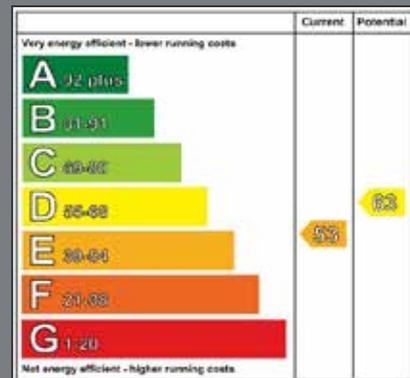


## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/J/19/FB



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