



## **10 KILLYNURE WAY, CARRYDUFF, BELFAST, BT8 8PU**

- A Most Outstanding And Well Presented End Terrace Property Occupying A Prime Cul De Sac Setting
- Entrance Porch With Tiled Floor And PVC Double Glazed Entrance Door
- Lounge With Stone Built Decorative Fireplace And Bow Window
- Rear Hallway With Adjoining WC And PVC Double Glazed Door Leading To Patio Garden
- Spacious Kitchen And Dining Area
- Three Bedrooms With Laminated Timber Floors And Built In Robes (Originally Four Bedrooms)
- Luxury Bathroom With Spa Bath
- Front Garden With Shrubs And Outside Store

**PRICE: OFFERS IN THE REGION OF £115,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D66**

**REF:HG071020RM**

- Enclosed Patio Garden With South Westerly Aspect To Rear
- Gas Fired Central Heating With Worcester Combi Boiler
- PVC Double Glazed Windows And External Doors
- Close To Local Primary School, Shops And Public Transport



## ACCOMMODATION

Measurements are approximate

### ENTRANCE PORCH:

Mahogany effect PVC double glazed entrance door. Tiled floor.

### LOUNGE:

**6.02m (19'9") x 3.18m (10'5")**

Stone built decorative fireplace on slate hearth. Adjoining Tv plinth.



### SPACIOUS KITCHEN AND DINING AREA:

**4.82m (15'10") x 2.85m (9'4")**

Range of high and low level units. Granite effect round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Under unit lighting. Space for cooker with stainless steel splashback and extractor hood in stainless steel canopy.



### REAR HALLWAY:

Tiled floor. Glazed display cabinet with lighting. Mahogany effect PVC double glazed door to rear garden. Cloaks storage cupboard with light. Adjoining cloakroom with wc.





## FIRST FLOOR

### BEDROOM (1):

3.57m (11'9") x 3.04m (10'0")

Laminated timber floor. Built in robe.



### BEDROOM (2):

3.69m (12'1") x 2.97m (9'9")

Built in robe with sliding mirror doors. Laminated timber floor. (Please note this room was originally two rooms and could be converted back to two rooms).



### BEDROOM (3):

4.48m (14'8") x 2.28m (7'6")

Laminated timber floor. Built in robe.

## LUXURY BATHROOM:

White suite. Panelled spa bath with mixer tap, shower attachment and shower screen. Built in vanity unit with wash hand basin and mixer tap. Close couple low flush wc. Heated towel rail. Tiled walls. Tiled floor.

Aluminium extending ladder to roofpace with light and extra insulation. Worcester gas fired combi boiler.



## OUTSIDE

End of cul-de-sac setting. Front garden with shrubs and outside store. Paved patio garden to rear with South Westerly aspect.

**TENURE:** We have been advised the tenure for this property is leasehold, the annual ground rent is 0.05p, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:** For period April 2020 to March 2021 £695.88

**DIRECTIONS:** From Church Road turn into Killynure Road, turn right into Killynure Gardens and then right into Killynure Way, number 10 is at the end on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



## 10 Killynure Way

Approximate Gross Internal Area = 102.2 sq m / 1100 sq ft

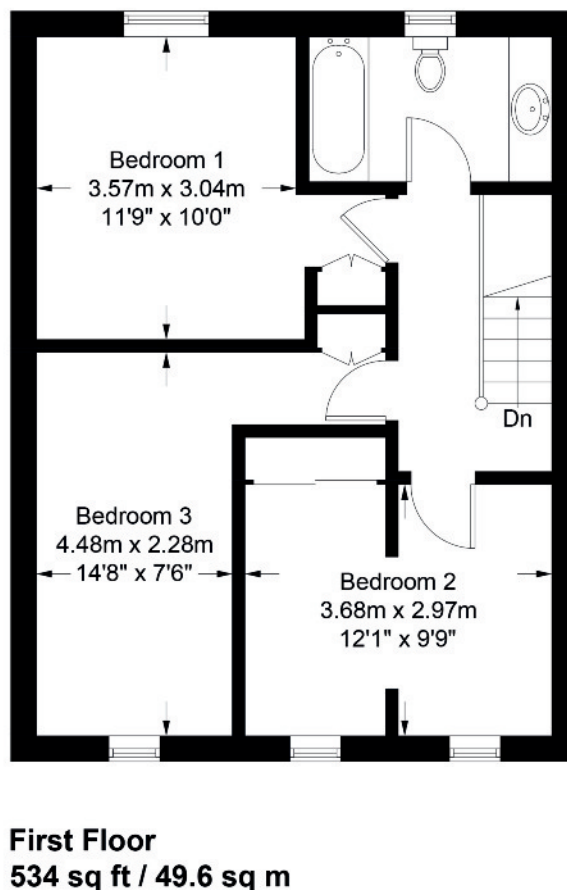
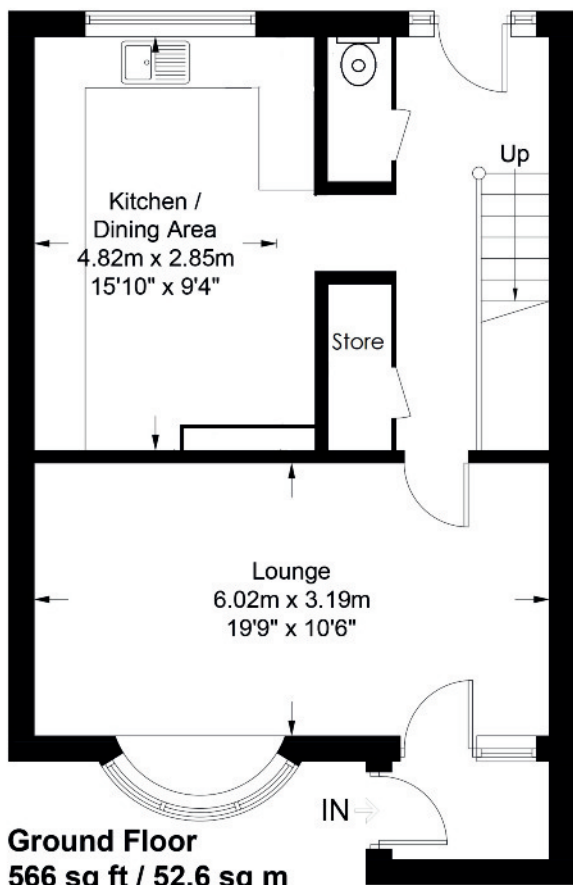


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID695734)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66   D	70   C
39-54	E		
21-38	F		
1-20	G		

## VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

**www.hgraham.co.uk**

513 Ormeau Road, Belfast, BT7 3GU

Tel: 028 90640640

Email: belfast@hgraham.co.uk

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.