



92 DRUMALIG ROAD, CARRYDUFF, BT8 8EQ

- An Excellent Detached Bungalow Occupying A Spacious And Private Setting Extending To Approximately 1.5 Acres
- Highly Desirable And Convenient Location Close To Carryduff And Within Easy Commuting Distance Of South Belfast
- Spacious Family Accommodation Extending To Approximately 3600 Square Feet To Include Attached Garage Block
- Spacious Lounge With Multi Fuel Stove, Pitched Ceiling And Large Window Overlooking Gardens
- Separate Family Room With Fireplace
- Spacious Kitchen And Dining Area / Utility Room With Adjoining WC

PRICE: OFFERS IN THE REGION OF £395,000

**VIEWING BY APPOINTMENT THROUGH AGENTS
ENERGY EFFICIENCY RATING G10**

REF:RM221220HG

- Spacious Bathroom With White Suite
- Large Garage Block With 2 Double Garages Plus Games Room And Home Office Suite Above / Tarmac Driveways And Parking Areas
- Extensive Setting Of Approximately 1.5 Acres Laid In Lawns And Well Stocked With A Wide Variety Of Mature Trees And Shrubs
- Oil Fired Central Heating System And Double Glazing
- Close To Rockmount Golf Club And Bus Halt On Ballynahinch Road

ACCOMMODATION: Measurements are approximate

ENTRANCE PORCH: Double entrance doors leading to entrance hall. Hardwood double Lobby doors. Display recess. Plaster cornice. Cloakroom.

SPACIOUS LOUNGE: 6.94m (22'9") x 4.55m (14'11")

Sandstone fireplace with brick inset and slate hearth. Large multi fuel stove. Feature piranha pine vaulted ceiling with cased beams. Large picture window overlooking extensive and mature gardens. Double doors leading to entrance hall.

FAMILY ROOM: 4.55m (14'11") x 3.94m (12'11")

Fireplace and hearth. Plaster cornice. Large window overlooking front garden. Double doors leading to hall.

SPACIOUS KITCHEN AND DINING AREA:

5.78m (19'0") x 4.56m (15'0")

High and low level units. Single drainer sink unit with swan neck mixer tap. Integrated oven. Ceramic hob with extractor canopy above. Part tiled walls.

UTILITY ROOM: 3.29m (10'10") x 3.04m (10'0")

Range of built in units. Single drainer bowl and a half sink unit with swan neck mixer tap. Plumbed for washing machine. Part tiled walls. Tiled floor. Hotpress.

ADJOINING LOW FLUSH WC: Part tiled walls. Tiled floor.

REAR HALLWAY: Access to adjoining garage block.

BEDROOM (1): 4.55m (14'11") x 3.65m (12'0")

Measurement to include range of built in robes and concealed access to shower room en suite.

SHOWER ROOM EN SUITE: Large shower cubicle with Mira sprint electric shower. Pedestal wash hand basin. Close couple low flush wc.

BEDROOM (2): 3.53m (11'7") x 3.19m (10'6")

BEDROOM (3): 3.04m (10'0") x 3.02m (9'11")

Pleasant outlook over gardens.



BEDROOM (4): 3.04m (10'0") x 2.85m (9'4") Built in robe.

SPACIOUS BATHROOM: White suite. Corner bath. Mixer tap with shower attachment. Vanity unit with wash hand basin. Mono style mixer tap. Close couple low flush wc.

ADJOINING GARAGE BLOCK:

DOUBLE GARAGE (1): 5.80m (19'0") x 5.54m (18'2")
Up and over door. Oil fired boiler. Light and power.

DOUBLE GARAGE (2): 5.80 (19'0") x 5.70m (18'8")
Light and power. Up and over door.

SEPARATE ACCESS HALLWAY TO GARAGE BLOCK: PVC double glazed double doors leading to parking area. Pine staircase to first floor. Storage understairs.

CLOAKROOM: Low flush suite. Pedestal wash hand basin. Part tiled walls and tiled floor.

FIRST FLOOR OF GARAGE BLOCK:

SPACIOUS GAMES ROOM AREA: 6.43m (21'1") x 5.78m (19'0")
Two large velux windows and Gable windows over looking gardens. Access to eave storage.

SPACIOUS OFFICE/BOARDROOM: 4.62m (15'2") x 5.78m (19'0")
Two large Velux windows. Gable windows over looking gardens and built in desk storage units.

TENURE: We assume the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2020 to March 2021 £2,474.24

DIRECTIONS: From Carryduff proceed along Ballynahinch Road, turn left into Drumalig Road, number 92 is second property 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.



92 Drumalig Road, Carryduff

Approximate Gross Internal Area
Ground Floor (Including Garages) = 270 sq m / 2906 sq ft
First Floor (Over Garage) = 65.3 sq m / 703 sq ft
Total = 335.3 sq m / 3609 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2020 (ID718803)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	44 E	10 G



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.