



88 BALLYNAHINCH ROAD, CARRYDUFF, BT8 8DP

- A Semi Detached Bungalow Occupying A Prime Setting With Private Aspects To Rear
- Spacious Lounge With Oak And Cast Iron Fireplace
- Kitchen With Open Plan To Extended Sunroom
- Three Bedrooms
- Bathroom And Separate Shower
- Front Garden And Spacious Paved Parking Area
- Enclosed Rear Garden With Private Aspects And Panoramic Views
- Detached Store/Workshop

PRICE: OFFERS IN THE REGION OF £175,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING F28

REF:RM080621HG

- Oil Fired Central Heating System With Condensing Type Boiler
- Partial PVC Double Glazed Windows
- An excellent opportunity to acquire a bungalow within this highly desirable location convenient to local shops and regular transport to Belfast city centre, early viewing is highly recommended.

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

Glazed entrance door. Laminated timber floor.



SPACIOUS LOUNGE:

6.70m (22'0") x 3.04m (10'0")

Measurement taken into bay window. Oak fire surround with cast iron inset and slate tiled hearth.



KITCHEN:

3.94m (12'11") x 2.90m (9'6")

Range of built in units. Single drainer stainless steel sink unit with mixer tap. Integrated double oven and hob (not tested). Panoramic views to rear. Ceramic tiled floor. Part tiled walls. Archway leading to extended sunroom.



EXTENDED SUNROOM:

3.48m (11'5") x 2.74m (9'0")

Panoramic views. Ceramic tiled floor. Pine tongue and groove ceiling.



BEDROOM(1):
3.00m (9'10") x 3.00m (9'10")

BEDROOM(2):
2.96m (9'9") x 2.23m (7'4")



BEDROOM(3):
3.03m (9'11") x 2.93m (9'7")
Measurements taken to widest points and to include range of built in robes. Roof window with sliding blind.



BATHROOM:
Panelled bath. Pedestal wash hand basin. Low flush wc. Tiled floor and tiled walls. Built in cupboard. Pine ceiling. Separate small shower room with Triton electric shower. Separate hot press with built in shelves.



OUTSIDE:

Front garden laid in lawn with mature shrubs. Spacious driveway/parking area. Rear garden with private aspects and panoramic views. Laid in lawn with mature shrubs. Spacious paved patio area.

DETACHED STORE/WORKSHOP:
5.04m (16'6") x 3.06m (10'0")
Light and power. Firebird condensing type oil fired boiler.

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

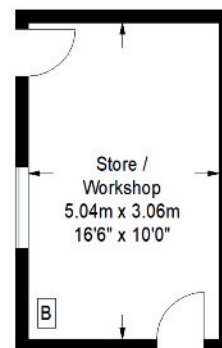
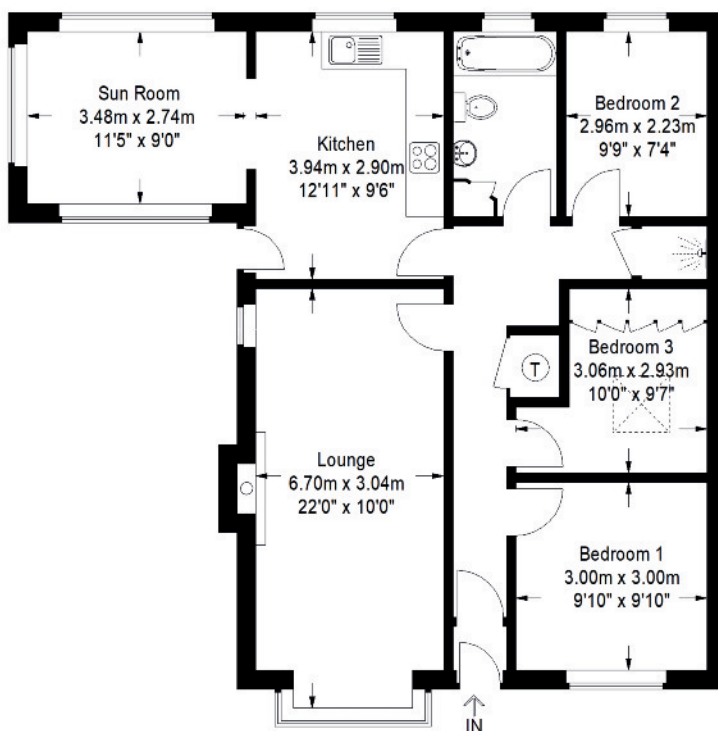
DIRECTIONS:
From Carryduff proceed along Ballynahinch Road, number 88 is on the left.

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



88 Ballynahinch Road

Approximate Gross Internal Area = 85.2 sq m / 917 sq ft
Store / Workshop = 15.4 sq m / 166 sq ft
Total = 100.6 sq m / 1083 sq ft



(Not Shown In Actual
Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F	28 F	
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale.
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VALUATION SERVICE

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

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