



This spacious terraced home has been well maintained but requires modernisation.

The accommodation comprises; a spacious lounge, fitted kitchen with dining area and recently fitted ground floor shower room. There are three double bedrooms to the first floor.

Externally the easily maintained, tarmacked garden to the front could provide off street parking subject to consent. There is a generous garden to the rear with space for outdoor entertaining and play.

Ideally located just off Upper Knockbreda and Castlereagh Roads, it offers convenience to a range of local amenities, shops, parks and schools. It also provides excellent transport links to Belfast City centre.

Offers Around
£99,950

15 Carney Crescent,
Clonduff,
BELFAST,
BT6 9NY

Viewing by
appointment with
& through agent
028 9065 0000

- Well Presented Mid Terrace Property
- Requires Modernisation
- Lounge
- Fitted Kitchen with Dining Area
- Contemporary Shower Room with White Suite to Ground Floor
- Three Double Bedrooms
- Roofspace
- uPVC Double Glazing
- Economy 7 Heating
- Front and Good Sized Rear Garden
- Popular and Convenient Location
- NO ONWARD CHAIN
- Ideal Purchase for First Time Buyer, Family or Investor Alike

The Property Comprises:

Ground Floor

ENTRANCE: uPVC front door.

RECEPTION HALL: Storage area under stairs.

SHOWER ROOM: 7' 7" x 6' 0" (2.32m x 1.84m) Modern white suite comprising; low flush wc. Vanity sink unit, chrome mixer taps, drawers below. Walk-in shower enclosure, chrome thermostatic shower unit, tiled splashback. Fully tiled walls. PVC ceiling. Chrome heated towel rail.

LOUNGE: 12' 6" x 12' 6" (3.82m x 3.80m) Cornice ceiling. Solid wooden floor.

KITCHEN: 12' 6" x 7' 8" (3.82m x 2.34m) Fitted kitchen with range of high and low level units. Laminate work surfaces, Single drainer stainless steel sink unit, chrome mixer tap. Space for oven, pull out extractor fan. Integrated fridge/freezer. Plumbed for washing machine. Part tiled walls. Ample dining area. uPVC double glazed access door to rear.



First Floor

LANDING: Hatch to roofspace.

BEDROOM (1): 9' 2" x 19' 3" (2.8m x 5.87m)

Exposed solid wooden floor. Hotpress, lagged copper cylinder, shelving.

BEDROOM (2): 10' 11" x 9' 9" (3.33m x 2.97m)

Exposed solid wooden floor.

BEDROOM (3): 9' 1" x 7' 9" (2.78m x 2.37m)

ROOFSPACE: Not floored.

Outside

FRONT: Tarmac area. Potential to create off-street parking (subject to consent).

REAR GARDEN: Laid in loose pebbles. Paved patio area. Brick built garden store.



Location:

Carney Crescent is located between the Castlereagh Road and Upper Knockbreda Road between Concaver Road and Clonduff Drive.

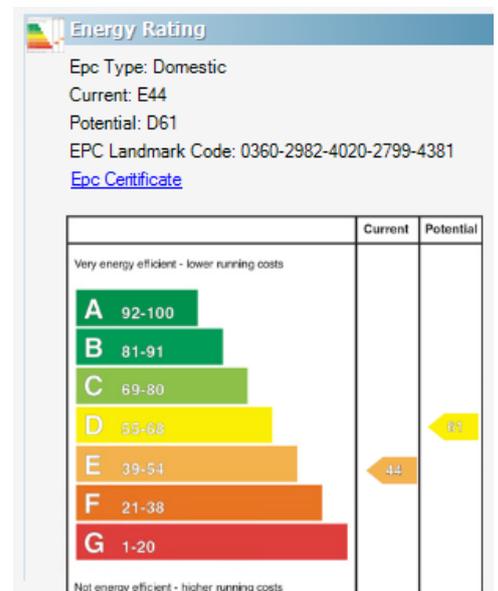


This plan is for illustrative purposes only.
Plan produced using PlanUp.

15 Carney Crescent, Belfast

Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

