



## 8 Meadowvale Avenue, Ballynahinch Road, Carryduff, BT8 8QY

**Asking Price £174,950**

Meadowvale avenue is a family friendly, residential development located just off the main Ballynahinch road in Carryduff. Conveniently positioned close to a selection of schools, shops, parks and transport links, this home is perfectly positioned to take advantage of all that the local area has to offer.

A well maintained semi detached home that is located in a quiet cul de sac position, this home enjoys 3 well proportioned bedrooms, a bright and spacious lounge which opens to the family dining area, a modern fitted kitchen and deluxe white bathroom suite on the first floor.

Outside there are gardens in lawn to both the front and to the rear which also benefits from a feature decking area that perfectly captures the afternoon and evening sun and is perfect for entertaining.

A home that offers so much and one that we believe will be of immediate interest to those looking to locate into this popular and convenient community. Viewings are available on request now!

- Beautiful Tudor Style Semi-Detached Home
- Lounge open to Dining room
- Contemporary White Bathroom suite
- Double Glazed
- Off Street Parking
- Three Good Sized Bedrooms
- Modern Fitted Kitchen
- Gas Fired Central Heating
- Enclosed Rear Garden
- Set in a quiet cul-de-sac

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		69	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	

## Entrance Hall



Glazed solid wooden front door opens onto entrance hall with built in storage and under stair recess which is plumbed for washing machine. Large grey tile flooring.

## Lounge 14'6" x 13'5" (4.42m x 4.09m)



Spacious lounge with bay window and attractive fireplace with raised tiled hearth housing an open fire. Laminate flooring, open to

## Dining Area 9'3" x 8'11" (2.84m x 2.74m)



Laminate flooring. Views over Carryduff to the rear.

## Modern Fitted Kitchen 11'6" x 8'9" (3.53m x 2.67m)



Full range of upper and lower level white gloss units complete with solid wooden worktops, single drainer sink unit with mixer taps, integrated fridge / freezer, dishwasher, 4 ring ceramic hob with under oven and stainless steel overhead extractor fan. Large grey tile flooring and stainless steel splashback. Glazed upvc door opens onto enclosed rear garden.

## First Floor

Built-in storage cupboard housing gas boiler. Access to floored roof space.

**Bedroom 1 14'4" x 9'1" (4.37m x 2.77m)**



To bay window. Laminate flooring.

**Bedroom 2 12'11" x 9'3" (3.96m x 2.82m)**



Spacious double bedroom with laminate flooring. Elevated views over Carryduff to the rear.

**View from Bedroom Window**



**Bedroom 3 8'5" x 7'1" (2.59m x 2.16m)**



Built-in cupboard. Laminate flooring.

**Contemporary White Bathroom suite**



Deluxe white bathroom suite comprising of pvc panelled bath with mixer taps and over hanging thermostatically controlled shower, low flush w.c, wash hand basin with storage below, pvc panelled walls and ceiling, recessed spotlights, chrome towel rail, tile effect laminate floor.

**Property Front**

Garden to the front with laid lawn and mature hedging. Tarmac driveway to the side offers off street parking for two cars.

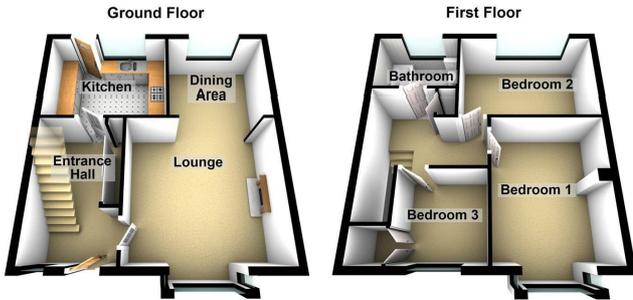
## Enclosed Rear Garden



Enclosed rear garden complete with laid lawns and private decking area. Complete with westerly aspect which perfectly captures the afternoon and evening sun.

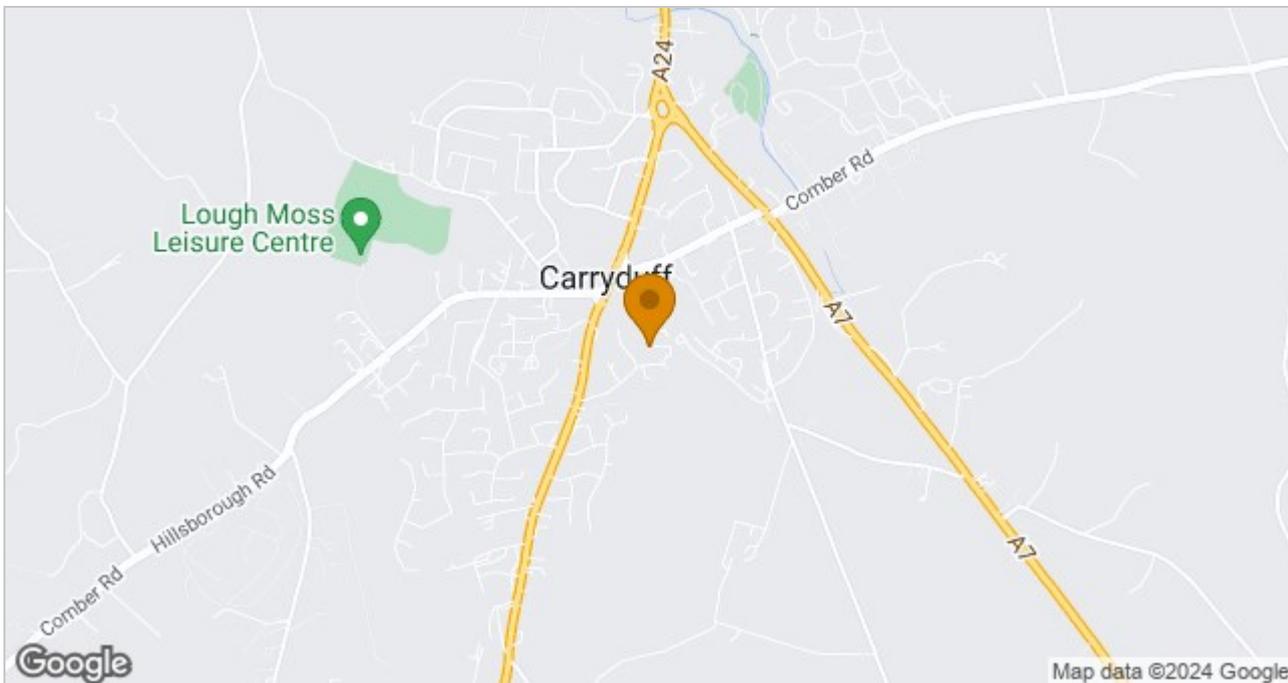


## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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