



## 5 Mealough Gardens, Saintfield Road, Carryduff, Belfast, BT8 8SN

**Asking Price £279,950**

Of a very recent construction, this efficient semi detached home offers spacious well proportioned accommodation and provides easy access to the Saintfield Road with transport links in most directions and the Cairnshill Park and Ride.

With leading primary and post primary schools close by, Lets Go Hydro across the road and the new Lidl superstore just opened in Carryduff, this home is sure to have a wide appeal.

Internally the home comprises lounge to the front and kitchen / dining / living (with built-in appliances) to the rear and downstairs w/c.

Upstairs there are three bedrooms, master with en-suite and white bathroom suite.

Outside there is a tarmac driveway with ample parking to the side and good sized rear garden laid in artificial grass for ease of maintenance.

The property sits in an elevated position providing a nice view to the rear while to the front there is a designated green space.

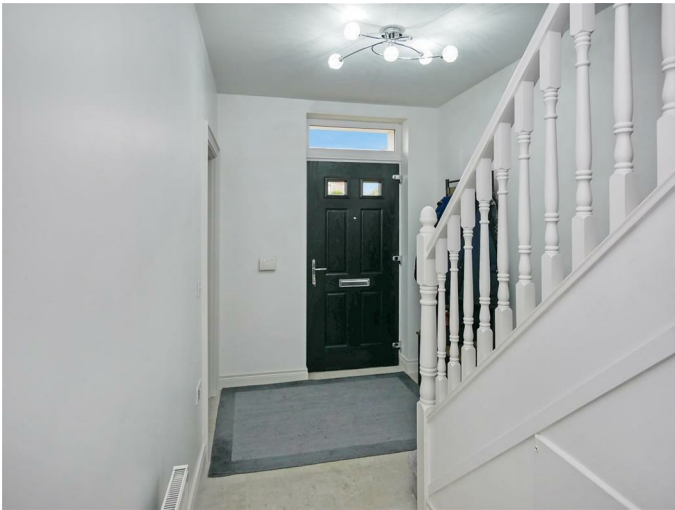
A lovely home in a great location.

- Recently Constructed Semi Detached Home
- Spacious Lounge
- Downstairs w/c
- Gas Heating
- Tarmac Driveway With Ample Parking
- Three Bedrooms Master With En-Suite
- Shaker Style Fitted Kitchen/Dining Open to Sun Room
- White Bathroom Suite On The First Floor
- Double Glazing
- Enclosed Rear Patio & Garden Area Finished In Artificial Grass

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
83		83	
Northern Ireland			
EU Directive 2002/91/EC			



**The Accommodation Comprises**



Glass panelled front door with fan light to entrance hall. tiled floor.

**Downstairs w/c**



Low flush w/c and sink unit with mixer taps, storage below, tiled floor.

**Lounge 16'0 x 10'7 (4.88m x 3.23m)**

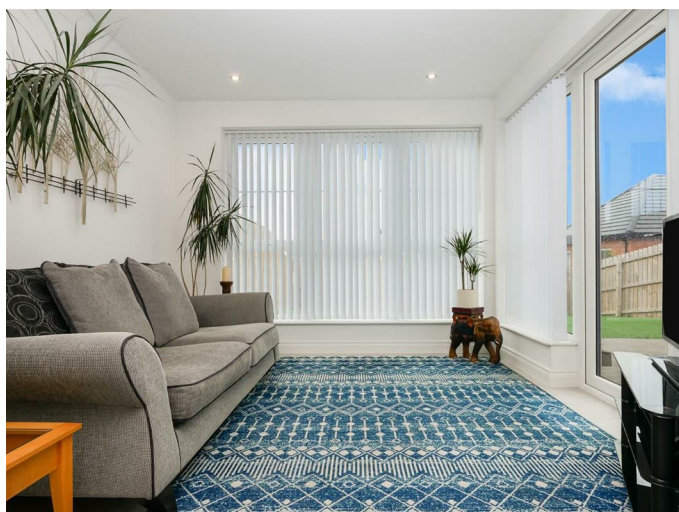


**Modern Fitted Kitchen / Dining 18'0 x 10'1 (5.49m x 3.07m)**



Excellent range of shaker style fitted units, Built-in 4 gas ring hob and stainless steel overhead extractor fan, integrated fridge freezer, dishwasher and washing machine, tiled floor. Open plan to Sun room creating a contemporary kitchen / Dining Living area.

**Sun Room 10'6 x 10'3 (3.20m x 3.12m)**



Tiled floor continued from Kitchen area. Upvc patio doors.



## First Floor

### Bedroom One 11'4 x 10'2 (3.45m x 3.10m)



## En-Suite



Comprising corner shower cubicle with chrome shower unit, wash hand basin with mixer taps and storage below, vanity mirror above, low flush w/c, part tiled walls, tiled floor, spotlights.

### Bedroom Two 10'1 x 9'4 (3.07m x 2.84m)



### Bedroom Three 9'8 x 8'3 (2.95m x 2.51m)



At widest points. Built-in storage.

### White Bathroom Suite



Comprising p-shaped panelled bath with mixer taps and hand shower above, wash hand basin with mixer taps, low flush w/c, part tiled walls, tiled floor, spotlights.

### Landing

Hot press and access to roof space.

### Outside

Front gardens laid in lawn.

Tarmac driveway with ample parking to side.

## Outside Rear



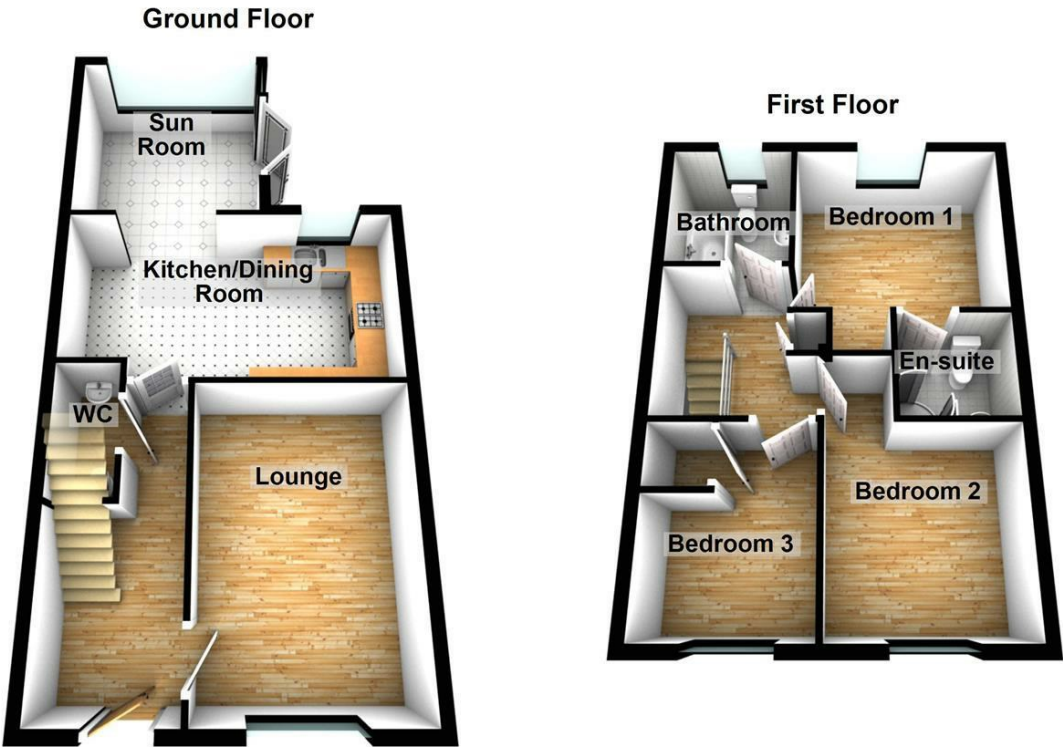
Enclosed flagged patio area and garden finished with artificial grass, bordered by timber fencing.



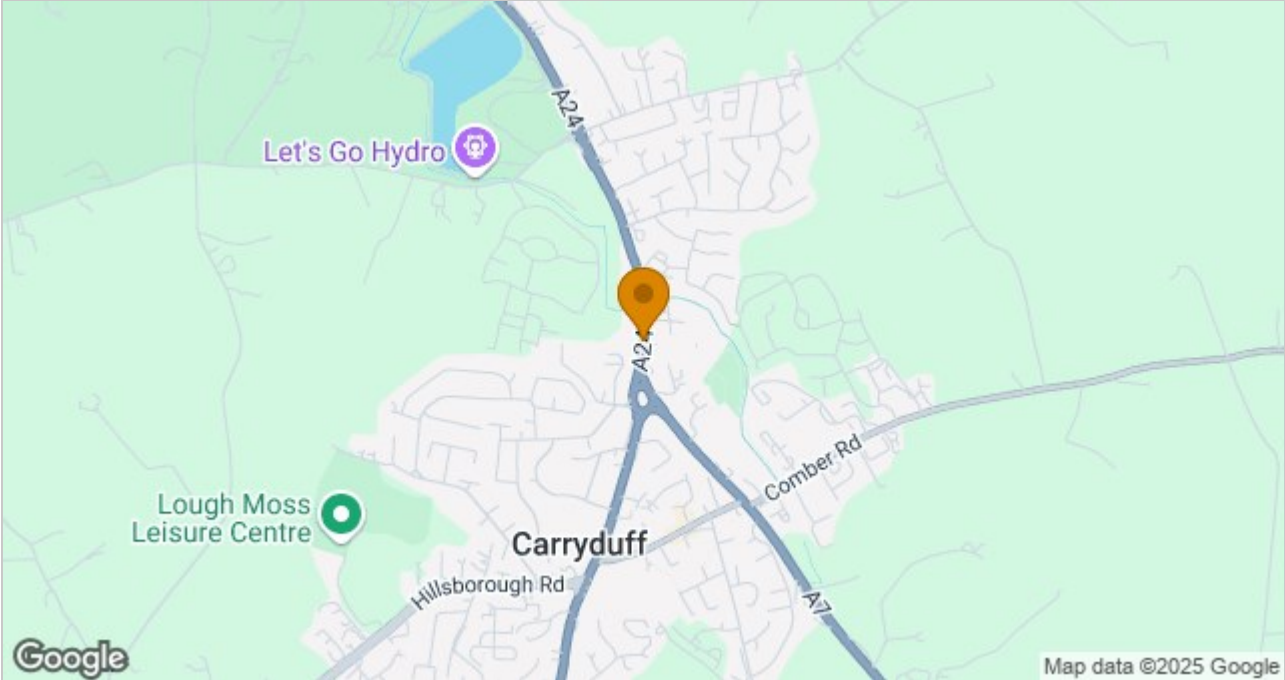




Floor Plan



Area Map



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