

**Tim Martin**  
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83 Hillsborough Road  
Carryduff  
BT8 8HT

Offers Around  
£315,000

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## SUMMARY

This well presented detached bungalow, occupies a spacious, mature site in this semi rural location, just on the outskirts of Carryduff, yet within close proximity to local schools, public transport and Lough Moss leisure complex.

The property is fitted with oil fired central heating, double glazed windows and boasts spacious accommodation that is perfect for the growing and established families or those wishing to downsize. The accommodation comprises of a beautifully appointed lounge with open fire and dual aspect, modern fitted kitchen and bathroom and four excellent sized bedrooms. Outside, the original garage has been converted to create a further guest bedroom / home office with a modern ensuite shower room.

Spacious gardens surround the property, which are laid out in lawn with paved patio areas, all of which enjoy fantastic views over the surrounding countryside towards Scrabo Tower and as far as Cavehill.

The property enjoys a convenient location with ease of access to many local amenities within Carryduff, whilst Forestside shopping centre, Belfast and Lisburn are all easily accessible, as too are many of the top grammar schools in the surrounding and Greater Belfast area.

Please note : There is additional land available by separate negotiation (approx 3.1 acres or thereabouts)

## FEATURES

- Well Presented Detached Family Home Occupying A Spacious Site In This Semi Rural Location
- Four Excellent Bedrooms
- Spacious Lounge With Open Fire And Dual Aspect
- Modern Fitted Kitchen And Bathroom
- Additional Guest Bedroom / Home Office With Ensuite Shower Room
- Oil Fired Central Heating And Double Glazed Windows
- Spacious Gardens Laid Out In Lawn With Paved Patio Areas
- Perfect For The Growing And Established Families Or Those Wishing To Downsize
- Close Proximity To Carryduff, Local Primary Schools, Forestside Shopping Centre And Public Transport
- Convenient Commute To Belfast, Downpatrick And Lisburn

## **Covered Entrance Porch**

Tiled floor; tongue and groove ceiling.

## **Entrance Hall**

Glazed entrance door with matching side lights; hot-press with lagged copper cylinder.

## **Lounge**

**23'7 x 13'10 (7.19m x 4.22m )**

Tiled fireplace with matching hearth; open fire; wiring for wall lights; corniced ceiling; TV aerial connection point; glazed door to rear patio and gardens.

## **Dining Room / Bedroom 4**

**12'5 x 9'9 (3.78m x 2.97m)**

## **Kitchen**

**13'1 x 9'9 (3.99m x 2.97m)**

Good range of high and low level cupboards and drawers with matching glazed display cabinets and wine rack incorporated; 1½ twin stainless steel sink unit with mono mixer taps; space for electric cooker; extractor fan over; space for fridge / freezer; laminate worktops; tiled walls and floor; glazed door to rear.

## **Bedroom 1**

**14'8 x 7'10 (4.47m x 2.39m )**

## **Bedroom 2**

**9'9 x 9'6 (2.97m x 2.90m)**

## **Bedroom 3**

**9'9 x 8'5 (2.97m x 2.57m)**

## **Bathroom**

**7'1 x 6'5 (2.16m x 1.96m )**

(Max Measurements)

Modern white suite comprising panelled bath; Redring expressions 5005 electric shower unit with wall mounted telephone shower attachment; wall mounted wash hand basin with mono mixer taps and vanity unit under; close coupled wc; PVC wall cladding; PVC tongue and groove ceiling with recessed spotlights.

## **Outside**

Spacious bitmac driveway leading to the front, side and rear of the property.

## **Guest Bedroom / Home Office**

**23'5 x 10'11 (max measurements) (7.14m x 3.33m (max measurements) )**

Recessed spotlights.

## **En-suite Shower Room**

**6'5 x 5'5 (1.96m x 1.65m)**

Modern white suite comprising separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; drench shower head; close coupled wc; wall mounted wash hand basin with mono mixer taps and vanity unit under; tiled floor; towel radiator; recessed spotlights.

## **Gardens**

Spacious mature gardens surround the property, are laid out in lawn and planted with mature hedging and trees; paved patio areas to side and rear; views towards Scrabo Tower and Cave Hill; oil fired boiler; PVC oil storage tank; outside lights and water tap.

## **Capital / Rateable Value**

£170,000. Rates Payable = £1422.22 per annum (approx)

## **Note**

There is additional land available by separate negotiation (approx 3.1 acres or thereabouts)



### Ground Floor

Approx. 126.9 sq. metres (1366.4 sq. feet)



Total area: approx. 126.9 sq. metres (1366.4 sq. feet)

Photography and Floor Plans by houseflyni.co.uk  
Plan produced using PlanUp.

**83 Hillsborough Road, Carryduff**





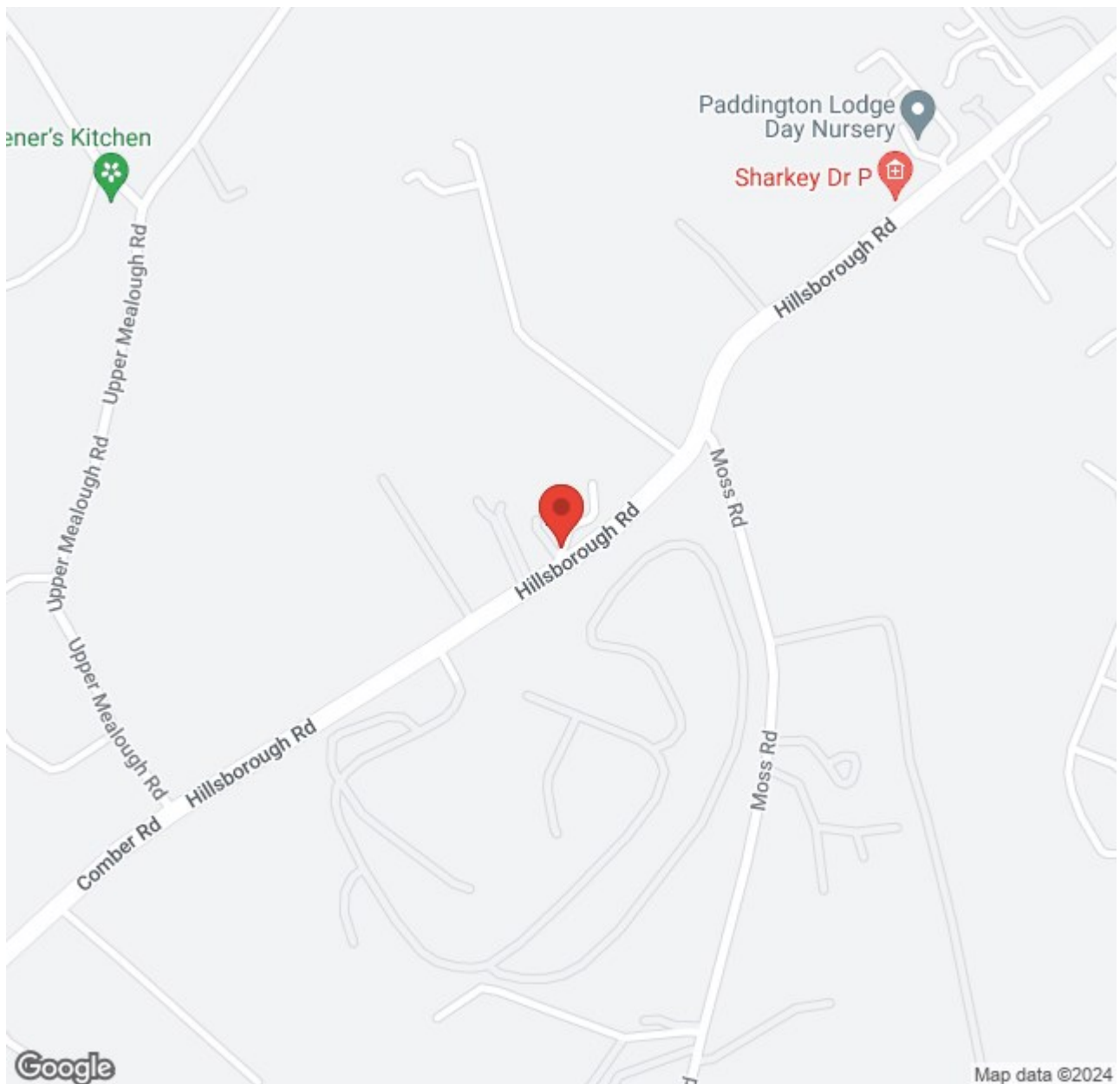












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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