

Tim Martin
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**23 Alveston Drive
Carryduff
BT8 8RL**

**Offers Around
£199,950**

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SUMMARY

Perfect for the first time buyer, young couple, or family, this well presented semi detached home is ideally located within this quiet cul-de-sac, just a few minutes walk from Carryduff village.

On the ground floor, the property boasts a spacious lounge with open fire, which opens through to the dining room with uPVC sliding door, leading out to the rear patio and gardens. A modern fitted kitchen completes the ground floor layout. The first floor enjoys three excellent sized bedrooms and a bathroom fitted with a modern white suite. Further attributes include oil fired central heating and uPVC double glazing.

A spacious driveway providing excellent off street parking leads to the detached garage. Gardens to the front are laid out in lawn, whilst enclosed rear gardens complete with a paved patio area, boasts excellent outdoor entertaining space.

Carryduff boasts an excellent range of amenities, to include the newly opened Lidl superstore, Eurospar, renowned primary schools and the ever popular Lets Go Hydro resort offering exciting days out and breaks for all the family. Lesley Forestside shopping centre, Belfast and Lisburn City centre are all within a short drive, making this the ideal location for many.

FEATURES

- Well Presented Semi Detached Home Located within this Popular Residential Development
- Close to Carryduff Village
- Three Excellent Sized Bedrooms
- Spacious Lounge Open Plan to a Dining Room
- Modern Fitted Kitchen and Bathroom Fitted with a Modern White Suite
- Spacious Driveway Leading to a Detached Garage
- Enclosed Rear Gardens Laid Out in Lawn with a Paved Patio Area
- Oil Fired Central Heating and uPVC Double Glazing
- Perfect for the First Time Buyer Young Couple or Family
- Within Walking Distance to the Local Primary School, Lidl, EuroSpar, Shops and Public Transport

Entrance Hall

Glazed Pvc entrance door; wood laminate floor; under stairs storage cupboard.

Lounge

13'11 x 13'3 (4.24m x 4.04m)

(maximum measurements)

Beautiful embossed cast iron style fireplace with open fire; painted wood fire surround; slate tiled hearth; wood laminate floor; tv aerial connection point; bay window; open through to:-

Dining Room

9'5 x 8'7 (2.87m x 2.62m)

Wood laminate floor; corniced ceiling; Upvc sliding patio door to rear patio and gardens.

Kitchen

11'6 x 8'7 (3.51m x 2.62m)

Good range of gloss high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with swan neck mixer tap; integrated Logik electric under oven with Logik 4 ring ceramic hob; extractor hood with glass inset over; space for fridge freezer; space and plumbing for washing machine and tumble dryer; wood laminate worktops with matching upstands; tile effect laminate floor; glazed Upvc door to rear.

First Floor Landing

Access to roofspace (via slingsby type ladder - partially floored)

Bedroom 1

11'7 x 8'4 (3.53m x 2.54m)

(maximum measurements)

Wood laminate floor.

Bedroom 2

14'0 x 9'7 (4.27m x 2.92m)

(into bay window)

Built-in wardrobe; bay window.

Bedroom 3

12'11 x 8'8 (3.94m x 2.64m)

Bathroom

8'1 x 8'0 (2.46m x 2.44m)

(maximum measurements)

White suite comprising panelled bath with mixer tap and telephone shower attachment; pedestal wash hand basin with mono mixer tap; close coupled wc; tiled shower cubicle with Triton Enrich electric shower unit and wall mounted telephone shower attachment; tiled walls and floor; towel radiator.

Outside

Spacious driveway providing excellent parking for 3-4 cars and leading to:-

Detached Garage

20'4 x 10'3 (6.20m x 3.12m)

Roller shutter door; side access; light and power points; Worcester oil fired boiler.

Gardens

Front gardens laid out in lawn with a range of ornamental and flowering shrubs.

Enclosed rear gardens laid out in lawn; spacious paved patio area; outside lights and water tap; Pvc oil storage tank.

Tenure

Leasehold

Ground Rent

£45.00 per annum

Capital Rateable Value

£125,000. Rates Payable = £1137.25 per annum (approx)

Ground Floor

Approx. 42.1 sq. metres (453.5 sq. feet)



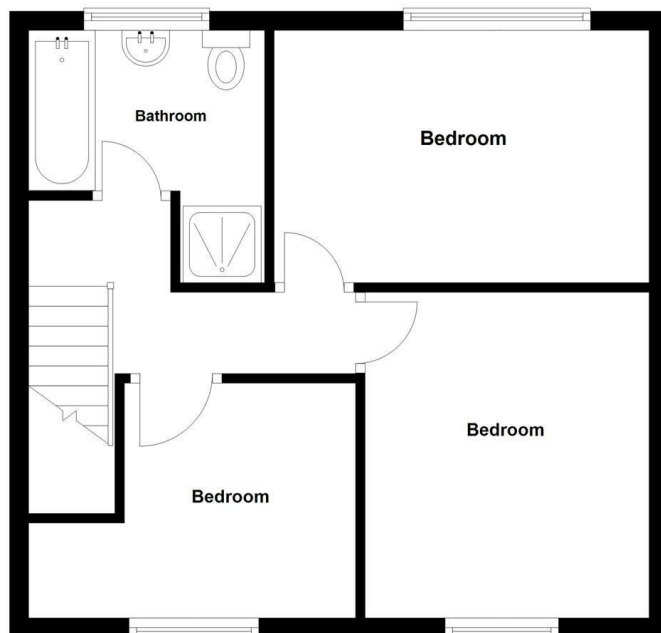
Total area: approx. 96.6 sq. metres (1039.8 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

23 Alveston Drive, Carryduff

First Floor

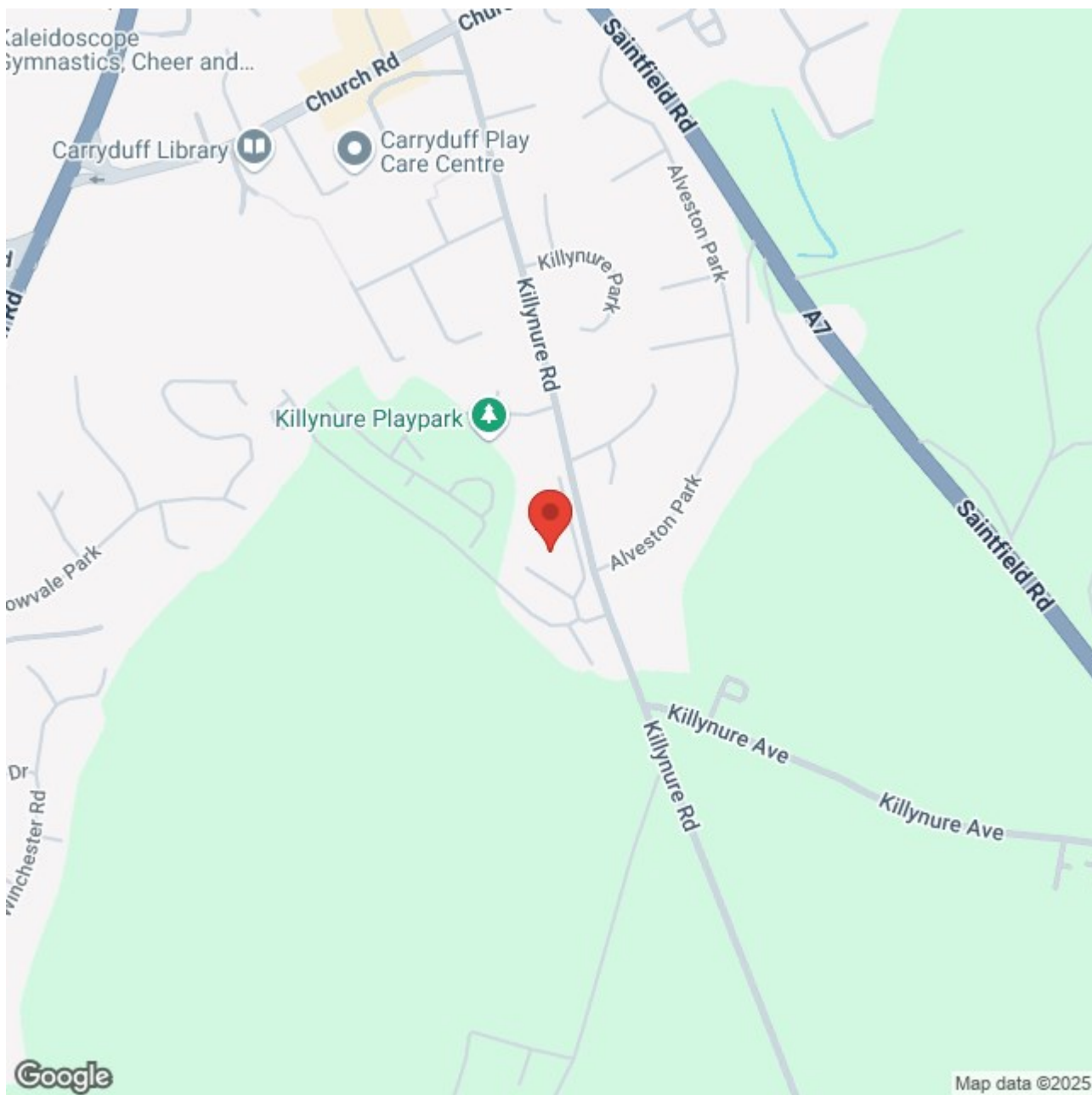
Approx. 40.2 sq. metres (433.0 sq. feet)











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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