

Tim Martin
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24 Carryduff Road
Temple, Lisburn
BT27 6TZ

Offers Around
£275,000

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SUMMARY

A spacious detached bungalow occupying an elevated site with spacious gardens to front, side and rear.

This beautiful home has been tastefully modernised throughout and includes modern fitted kitchen open plan to lounge, utility room, 3 double bedrooms (2 with built-in wardrobes), principal bathroom and separate cloakroom.

Outside the bungalow is approached via a sweeping bitmac drive providing ample parking to the side of the property. Gardens are situated to the front, side and rear with a flagged patio area and pressed steel store.

A small paddock is located to the rear.

Situated off the Carryduff Road, the property enjoys easy access to Ballynahinch, Lisburn, Saintfield and Belfast with a good public transport connection adjacent to the bungalow.

FEATURES

- Detached Bungalow Set on Spacious Gardens
- Open Plan Kitchen / Living
- 3 Double Bedrooms
- Luxury, Contemporary Bathroom
- Spacious Gardens to Front, Side and Rear with Flagged Patio Area
- Parking for 3+ Cars
- Pressed Steel Store
- Small Paddock to Rear
- Superb Location Within Easy Commute of Lisburn and Belfast

Entrance Hall

Wood laminate floor.

Lounge

13'1 x 11'7 (3.99m x 3.53m)

Wood laminate floor; tv aerial connection point; open plan to:-

Kitchen

11'11 x 10'2 (3.63m x 3.10m)

1½ tub single drainer stainless steel sink unit with chrome swan neck mixer tap; extensive range of painted finish eye and floor level cupboards and drawers; 'Neff' electric oven and 4 ring hob with 'Franke' extractor fan over; plumbed and space for dishwasher; integrated fridge/freezer; formica worktops; wood laminate floor; LED spot lighting.

Bedroom 1

13'2 x 11'7 (4.01m x 3.53m)

Double built-in wardrobe with matching shelved cupboard.

Bedroom 2

9'10 x 9'10 (3.00m x 3.00m)

Bedroom 3

13'3 x 9'8 (4.04m x 2.95m)

Double built-in wardrobe with matching shelved cupboard.

Bathroom

8'5 x 7'11 (2.57m x 2.41m)

Contemporary white suite comprising, panelled bath with chrome mixer taps and telephone shower attachment; shower cubicle with 'Mermaid' clad walls; thermostatically controlled shower with wall mounted telephone shower attachment; sliding glass shower doors and side panels; close coupled wc; vanity unit with wash hand basin and chrome mono mixer tap and splashback, illuminated mirror and shaver socket over; wood laminate floor; heated towel radiator; LED lighting; extractor fan.

Linen Cupboard

Rear Hall

6'7 x 4'7 (2.01m x 1.40m)

Wood laminate floor.

Utility Room

10'3 x 6'7 (3.12m x 2.01m)

Range of laminate eye and floor level cupboards; formica worktops; plumbed and space for washing machine and tumble dryer; wood laminate floor.

Cloakroom

White suite comprising, vanity unit with wash hand basin, chrome mono mixer tap, cupboard under, splash back; close coupled wc; wood laminate floor; extractor fan.

Outside

Sweeping bitmac drive to parking.

Gardens

Gardens to front, side and rear laid out in lawn with a flagged patio area; uPVC banded oil tank; oil fired boiler; water tap; outside light; small paddock to rear (10m x 30m approximately)

Pressed Steel Store

13'0 x 10'0 (3.96m x 3.05m)

Light and power point.

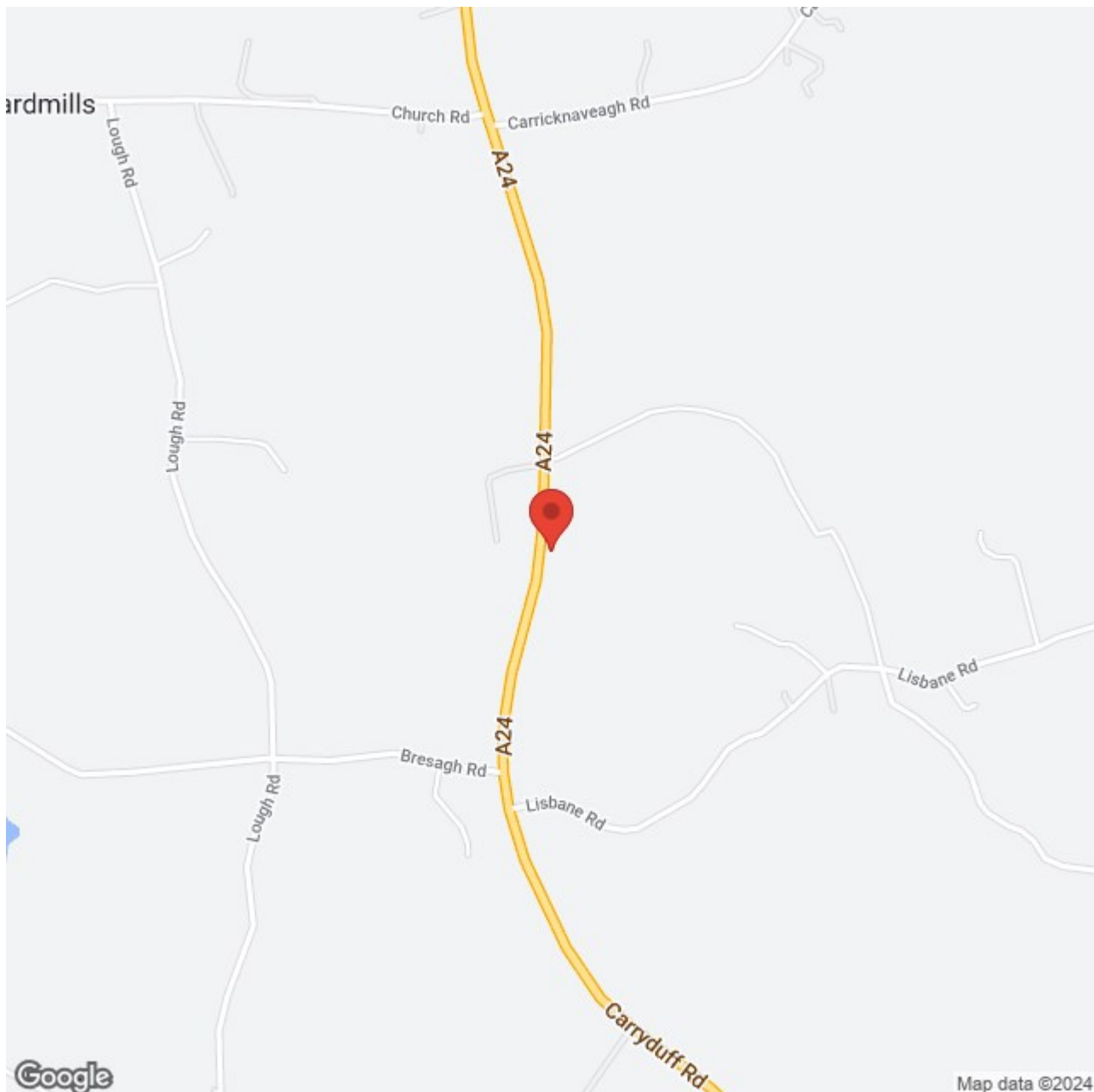
24 Carryduff Road, Floor Plan











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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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