

Tim Martin
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**28 Alveston Park
Carryduff
BT8 8RP**

**Offers Around
£195,000**

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SUMMARY

A beautifully presented semi-detached chalet bungalow, situated in this ever popular residential area, set just off the Killynure Road and within walking distance to Carryduff village.

The property is perfect for the first time buyer, young couple or family and is fitted with gas fired central heating and uPVC double glazing. Bright and spacious accommodation comprises of a spacious lounge with feature fireplace and open fire, a newly fitted kitchen and dining room. The first floor enjoys three excellent sized bedrooms and a bathroom, fitted with a modern white suite.

Outside, the spacious driveway provides ample off street parking. Easily maintained gardens to the front and rear are laid out in lawn with a paved patio area, providing excellent outdoor space for all ages.

The property is within walking distance to Carryduff's amenities including EuroSpar, the new Lidl superstore, local shops and primary school. Lesley Forestside Shopping Centre and Belfast city centre are only a short distance away and easily accessible by an excellent road and public transport network.

FEATURES

- Beautifully Presented Semi Detached Property Located in this Ever Popular Residential Area
- Spacious Lounge with Open Fire
- Newly Fitted Modern Kitchen and Separate Dining Room
- Three Excellent Sized Bedrooms
- Bathroom Fitted with a Modern White Suite
- Gas Fired Central Heating and uPVC Double Glazing
- Easily Maintained Front and Rear Gardens with Paved Patio Area
- Perfect for the First Time Buyer, Young Couple and Family
- Within Walking Distance to Carryduff Village, SuperValu, Lidl and Local Primary School
- Convenient Commuting Distance to Forestside Shopping Centre, Belfast and Lisburn

Entrance Hall

Glazed Upvc entrance door with matching side light; telephone connection point; under stairs storage cupboard.

Lounge

14'8 x 12'4 (4.47m x 3.76m)

Beautiful embossed cast iron style fireplace with open fire; cast iron fire surround; slate hearth; wood strip floor; corniced ceiling; TV aerial connection point.

Kitchen

11'0 x 9'9 (3.35m x 2.97m)

Good range of modern wood laminate shaker style high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with swan neck mixer taps; space for electric cooker; extractor hood over; space for fridge / freezer; space and plumbing for washing machine; wood laminate worktops; tiled splashback; wood laminate floor; glazed Upvc door to rear.

Dining Room

11'0 x 9'1 (3.35m x 2.77m)

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

First Floor / Landing

Access to roof space; hotpress with Ideal gas fired boiler.

Bedroom 1

14'6 x 8'10 (4.42m x 2.69m)

Bedroom 2

10'7 x 6'10 (3.23m x 2.08m)

Bedroom 3

12'2 x 10'11 (3.71m x 3.33m)

Bathroom

7'11 x 6'9 (2.41m x 2.06m)

Maximum Measurements

Modern white suite comprising curved panel bath with centrally located pillar mixer taps; twin ceramic sink unit and wall mounted telephone shower attachment; curved glass shower screen; close coupled WC; pedestal wash hand basin with mixer taps; tiled walls and floor; towel radiator; extractor fan.

Outside

Spacious driveway providing excellent off street parking.

Gardens

Front gardens laid out in lawn; rear gardens laid out in lawn with paved patio area; outside light and water tap.

Tenure

Leasehold

Ground Rent

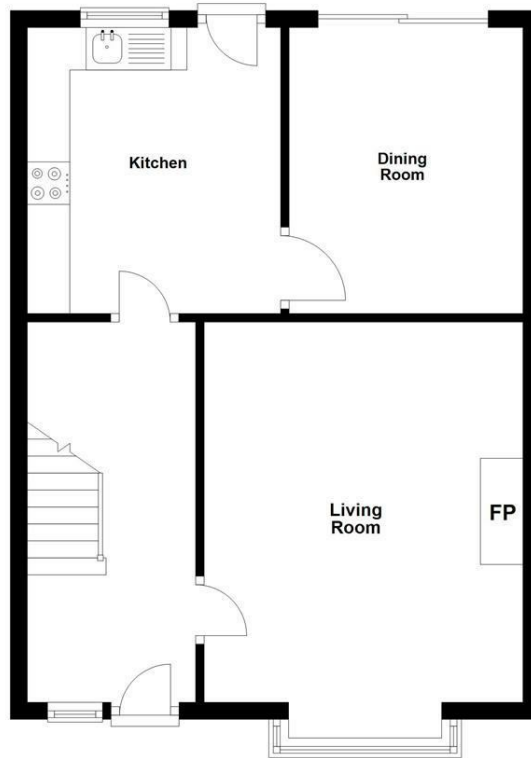
£40 Per Annum (Approx)

Capital / Rateable Value

£115,000. Rates Payable = £1046.27 Per Annum (approx)

Ground Floor

Approx. 46.7 sq. metres (502.9 sq. feet)



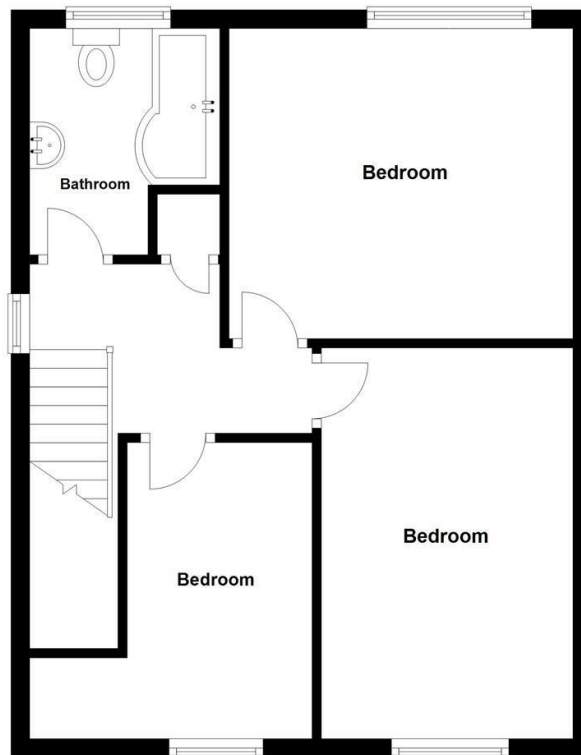
Total area: approx. 91.6 sq. metres (986.3 sq. feet)

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

28 Alveston Park, Carryduff

First Floor

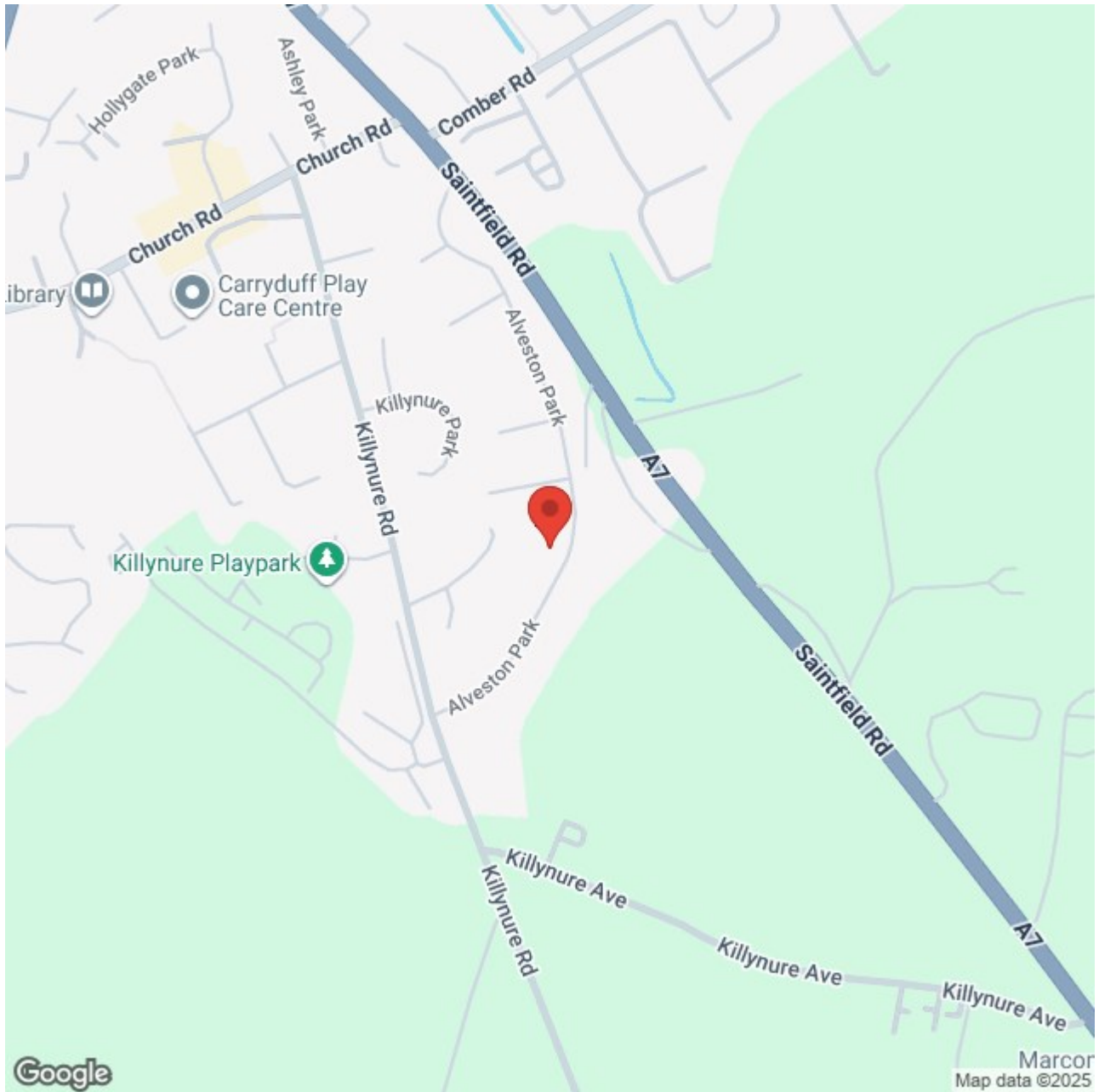
Approx. 44.9 sq. metres (483.3 sq. feet)











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

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