

**Tim Martin**  
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**596 Saintfield Road  
Carryduff  
BT8 8BL**

**Offers Around  
£250,000**

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## SUMMARY

Situated just a short distance from Carryduff within walking distance of “Let’s Go Hydro” and excellent public transport links, this detached property enjoys a superb location, ideal for the growing family.

The home benefits from gas-fired central heating and uPVC double glazing. The ground floor accommodation comprises sitting and living rooms, both with open fires, kitchen with dining, cloakroom and wc. The first floor boasts three well proportioned bedrooms and family bathroom.

Outside, double entrance gates open onto a spacious bitmac driveway with ample parking, leading to a covered carport and detached garage with roller door. To the rear, a generous garden offers an attractive and private setting for the property.

Lesley Forestside Shopping Centre, Tesco Extra, Cairnshill Park and Ride, and a wide choice of primary and secondary schools are all easily accessible, as are Belfast city centre and the wider motorway network.

## FEATURES

- Detached House in a Much Sought After and Popular Location
- Separate Living and Sitting Rooms, Both with Open Fires
- Kitchen Open Plan to Dining Room
- 3 Well Proportioned Bedrooms
- Family Bathroom
- Gas Fired Heating
- Covered Carport Leading To Detached Garage
- Enclosed Spacious Rear Garden
- Generous Off Street Parking to Front
- Easily Accessible To Local Amenities, Schools And Public Transport

## **Entrance Hall**

Hardwood parquet flooring; corniced ceiling; pantry (fully shelved).

## **Cloakroom**

## **Sitting Room**

**13'4 x 10'11 (4.06m x 3.33m)**

Tiled fireplace and hearth; hardwood parquet flooring ; corniced ceiling; picture rail; bay window.

## **Living Room**

**14'0 x 13'5 (4.27m x 4.09m)**

Tiled fireplace and hearth with hardwood surround; hardwood parquet flooring; corniced ceiling; picture rail; bay window; 3 walls lights.

## **Dining Room**

**10'10 x 7'4 (3.30m x 2.24m)**

Built-in cupboards; wood laminate floor; open plan to:-

## **Kitchen**

**13'6 x 6'11 (4.11m x 2.11m)**

Single drainer stainless steel sink unit; range of laminate high and low level cupboards and drawers; space for electric cooker and fridge; plumbed and space for washing machine; wood laminate floor; part tiled walls.

## **WC**

**7'3 x 2'10 (2.21m x 0.86m)**

Low flush wc; Worcester oil fired boiler.

## **First Floor / Landing**

Built-in linen cupboard.

## **Bedroom 1**

**9'11 x 6'10 (3.02m x 2.08m)**

Picture rail.

## **Bedroom 2**

**11'5 x 11'0 (3.48m x 3.35m)**

Built-in wardrobe; picture rail.

## **Bedroom 3**

**12'2 x 11'5 (3.71m x 3.48m)**

Built-in wardrobe; corniced ceiling; picture rail.

## **Bathroom**

**9'9 x 4'7 (2.97m x 1.40m)**

White suite comprising panelled bath; vanity unit with fitted wash hand basin and chrome swan neck mixer taps; cupboards under; built-in linen cupboard; Pvc tiled floor; ½ tiled walls; chrome heated towel radiator.

## **WC**

**6'9 x 2'6 (2.06m x 0.76m)**

Separate low flush wc; Pvc tiled floor.

## Outside

Double entrance gates with spacious bitmac driveway for ample parking leading to:-

## Covered Canopy

Leading to:-

## Fuel Store

## Garden

To the rear lies a spacious, mature garden laid out in lawn and enhanced with a delightful bed of ornamental and flowering shrubs, including herbaceous plants, Azaleas, and Camellias, providing colour and interest throughout the year. A flagged patio overlooks the garden, while a charming crazy-paved patio sits immediately to the rear of the residence.

## Aluminium Glass House

6'9 x 6'0 (2.06m x 1.83m)

## Wooden Garden Shed

8'0 x 7'6 (2.44m x 2.29m)

## Capital Rateable Value

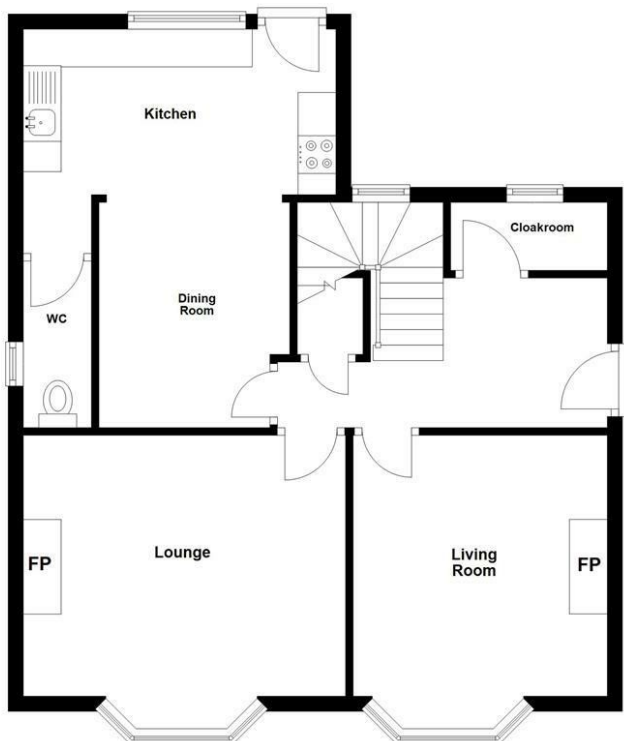
£205,000. Rates Payable = £1492.07 (per annum)

## Tenure

Freehold

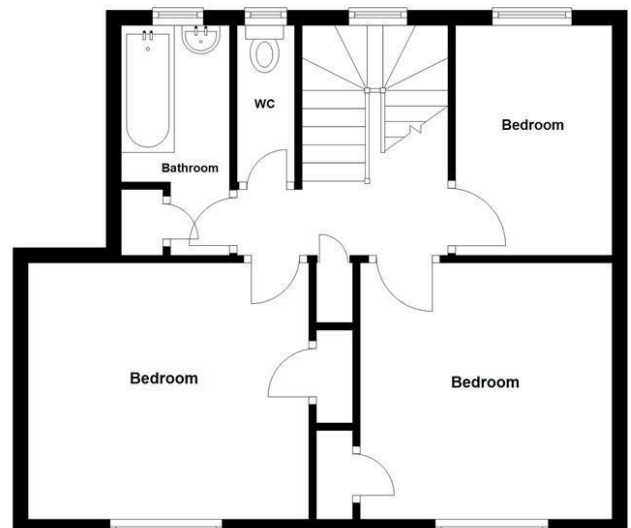
### Ground Floor

Approx. 62.8 sq. metres (675.8 sq. feet)



### First Floor

Approx. 46.5 sq. metres (500.0 sq. feet)



Total area: approx. 109.2 sq. metres (1175.8 sq. feet)

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

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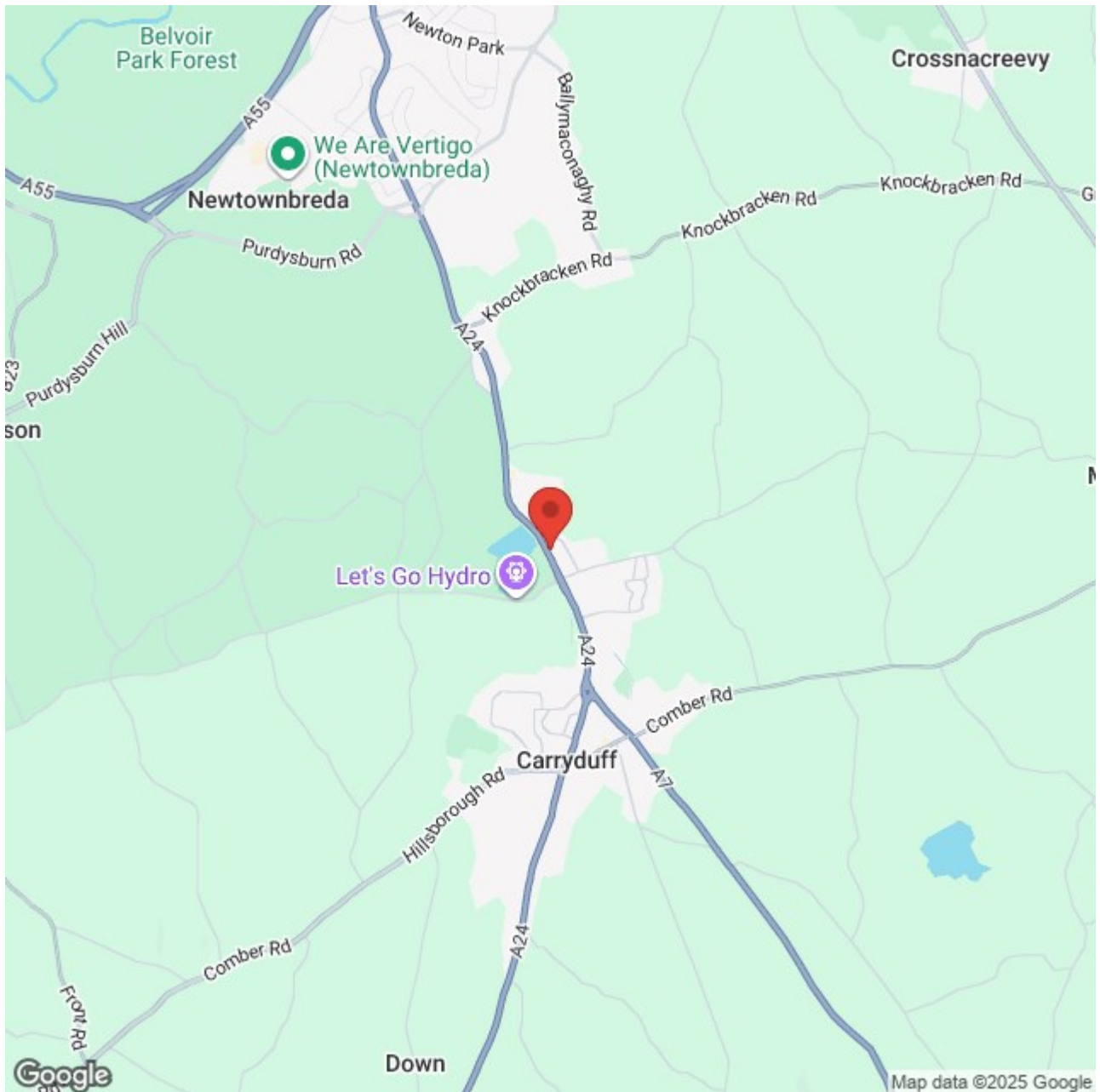












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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