



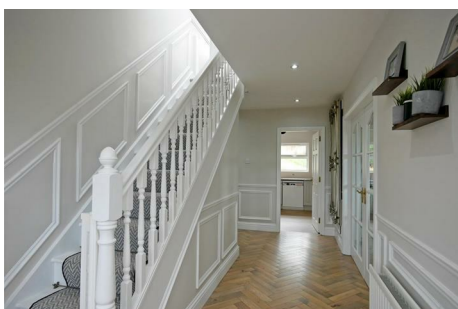
ULSTER PROPERTY SALES

# UPS

**FORESTSIDE BRANCH**  
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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 29 MILL ROAD WEST Carryduff BT8 8HH

- Detached Family Home In An Elevated Position
- Versatile Accommodation 6 Beds 2 Receptions Or 4 Beds 4 receptions
- Fitted Kitchen
- Utility
- Downstairs Bathroom Suite
- 1st Floor Shower Suite
- Oil Heating/Double Glazing
- Shared Laneway to Property
- Fantastic Gardens and Patio Area

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		
Northern Ireland		EU Directive 2002/91/EC

**£2,000**

# 29 Mill Road West

, Carryduff, BT8 8HH



## The Accommodation Comprises

Upvc front door to entrance hall, oak flooring laid in herringbone style.

### Lounge

Cast Iron Fire place with wooden surround

### Kitchen / Dining

Range of high and low level built-in units, wood effect work tops, single drainer stainless steel sink unit, built-in hob and oven, integrated dishwasher.

### Utility Area

### Downstairs w/c

### Sun Room

Direct access to patio and garden.

### Bedroom One

Built-in robes

### En-Suite

Comprising walk-in shower, pedestal wash hand basin low flush w/c

### Bedroom Two / Family Room

### Bedroom Three / Gym

### Contemporary Bathroom suite

Comprising roll top bath with mixer taps and telephone hand shower, separate shower cubicle with shower unit, pedestal wash hand basin low flush w/c. Tiled floor, heated towel rail.

### First Floor

### Bedroom Four

Lovely views over surrounding countryside

### Bedroom Five

### Bedroom Six

### Contemporary Shower Suite

Comprising walk in shower cubicle with shower unit, pedestal wash hand basin low flush w/c

### Landing

Built-in storage

### Outside

The property is approached via a shared laneway. Once at the property there is plenty of space to park and turn. Excellent gardens laid in lawn to front and side as well as a further fields to the side that are available to explore.



## Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

