



3 Killynure Road, Church Road, Carryduff, BT8 8EE

Asking Price £149,950

Situated off the Church Road in the centre of Carryduff, close to the local shops, the brand new Lidl store and arterial routes into and out of the city, this excellent recently renovated mid terrace home offers well proportioned accommodation comprising three bedrooms, a spacious lounge, a modern fitted kitchen with dining area and deluxe white full bathroom suite with an additional w/c on first floor. There is also a welcome amount of built in storage over both levels, with 3 on the 1st floor landing and a large robe in one of the bedrooms. In addition the property benefits from gas central heating system, double glazing, off street parking to the front, outside storage and a low maintenance garden to the rear with brand new timber fencing. This chain free property has been well maintained and presented throughout and is ready to move in.

- Recently refurbished terrace home
- Bright and spacious lounge
- New bathroom suite with additional w/c
- Double glazed windows
- Off street parking
- Three good size bedrooms
- Brand new kitchen with dining area
- Gas central heating
- Re-wired
- Low maintenance gardens to the front and rear

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) 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			
Northern Ireland			
EU Directive 2002/91/EC			

The accommodation comprises

Pvc double glazed front door leading to the entrance porch, tiled floor, inner door to the lounge.

Lounge 16'1 x 10'5 (4.90m x 3.18m)



Laminate flooring.

Rear hallway



Laminate flooring, under stairs annex with good storage potential.

Kitchen / dining 16'0 x 10'5 (4.88m x 3.18m)



Brand new fitted kitchen with a range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, plumbed for washing machine, 4 ring hob and under oven, extractor canopy, new gas boiler (5 year warranty) tiled floor, open to the dining area.

Dining area



1st floor

Landing, access to the roof space. Clean air system.

3 Built in storage robes.

Bedroom 1 12'8 x 9'1 (3.86m x 2.77m)



Laminate flooring.

Bedroom 2 10'9 x 6'7 (3.28m x 2.01m)



Large built in robe. laminate flooring.

Bedroom 3 9'9 x 6'7 (2.97m x 2.01m)



Laminate flooring.

Bathroom 5'8 x 5'5 (1.73m x 1.65m)



Modern white suite comprising panelled bath, Trion Enrich shower, low flush w/c, pedestal wash hand basin, fully tiled walls, extractor fan, tiled floor, chrome towel radiator.

Additional w/c



Comprising low flush w/c, wash hand basin with storage below, tiled floor.

Outside

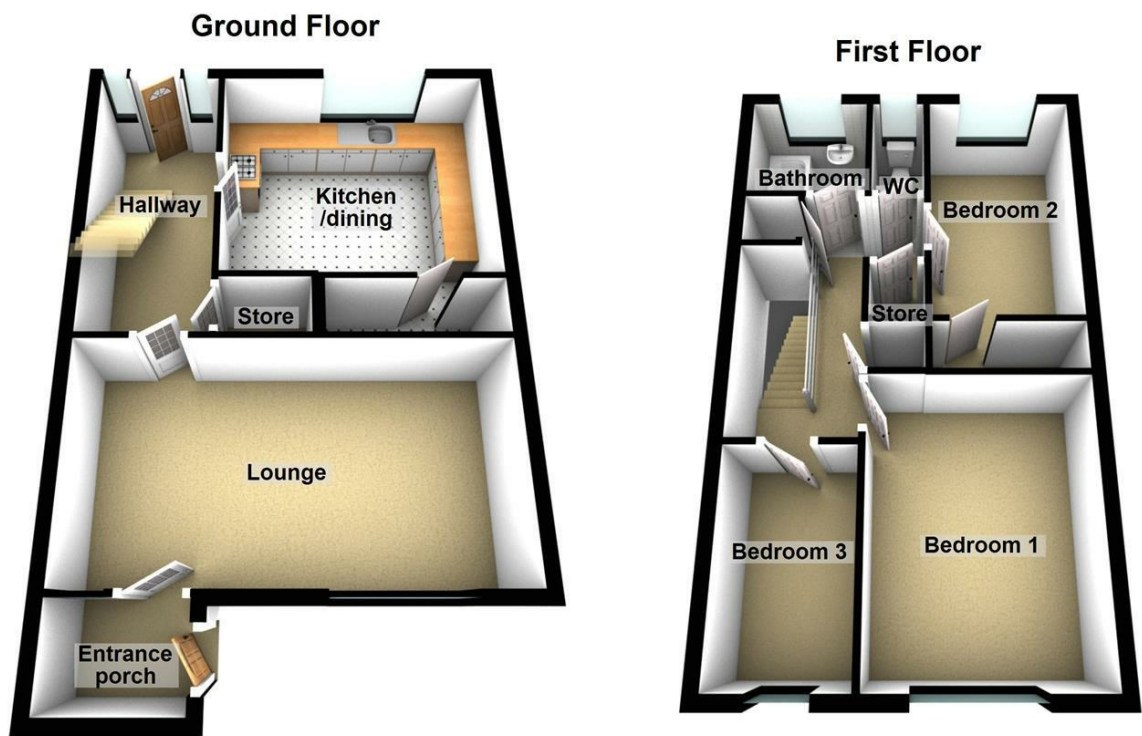
Storage area to the front, Off street parking to the front.

Rear gardens

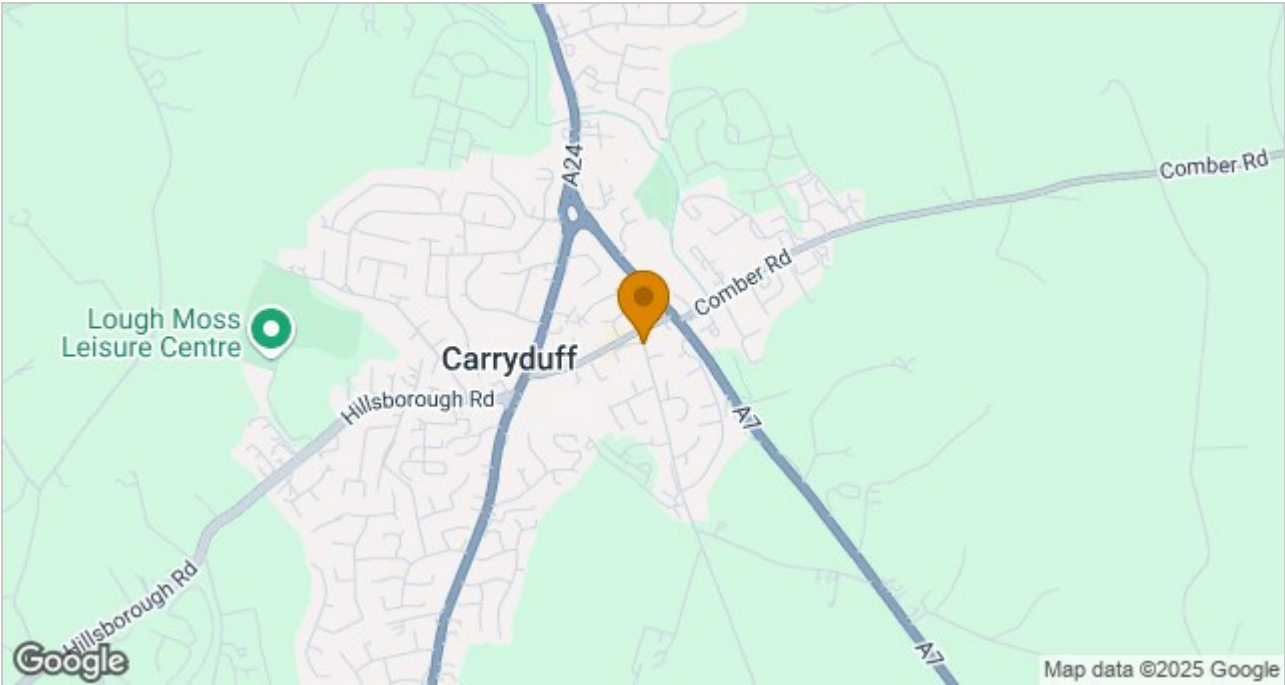


Low maintenance gardens to the rear bounded with new timber fencing, outside light and tap.

Floor Plan



Area Map



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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN 028 9060 5200	BANGOR 028 9127 1185	DONAGHADEE 028 9188 8000	GLENGORMLEY 028 9083 3295	RENTAL DIVISION 028 9070 1000
BALLYHACKAMORE 028 9047 1515	CARRICKFERGUS 028 9336 5986	DOWNPATRICK 028 4461 4101	MALONE 028 9066 1929	
BALLYNAHINCH 028 9756 1155	CAVEHILL 028 9072 9270	FORESTSIDE 028 9064 1264	NEWTOWNARDS 028 9181 1444	



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark