



## 42 Marlborough Park, Off the Hillsborough Road, Carryduff, BT8 8NL

### Asking Price £209,950

Marlborough Park, Carryduff, is a popular residential location that offers convenience to the local shops, main arterial routes to Lisburn Ballynahinch and Belfast, Lough Moss Leisure Centre, as well as being in the catchment for leading schools both primary and post primary. Internally the property comprises three bedrooms, access to a developed roof space / storage room and a modern white bathroom suite on the first floor, and on the ground floor there is a spacious lounge with separate dining room that leads to the large conservatory and is finished with a fitted kitchen. Furthermore the property benefits from an oil heating system and double glazing. Outside there is a driveway with off street parking that leads to the detached garage. There are also well maintained gardens to the front & rear with an enclosed patio to the rear. An excellent home in a great location.

- Spacious semi detached home
- Two separate reception rooms
- Fitted kitchen
- Oil heating
- Off street parking / detached garage
- Three good size bedrooms
- Large conservatory
- 1st floor modern bathroom suite
- Double glazed windows
- Low maintenance gardens to the front and also to the rear

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	65
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

**The accommodation comprises**  
Composite front door leading to the entrance hall.

**Entrance hall**



Laminate floor, under stairs cloaks area.

**Lounge 12'6 x 12'3 (3.81m x 3.73m)**



**Dining room 11'4 x 9'2 (3.45m x 2.79m )**



Access to the conservatory.

**Conservatory 14'3 x 11'5 (4.34m x 3.48m)**



Tile effect laminate flooring, double glazed French doors to the rear gardens.

**Kitchen 11'4 x 9'1 (3.45m x 2.77m)**



Range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, formica work surfaces. part tiled walls, 4 ring hob and double oven, wood panelled ceiling, recessed spotlights.

**1st floor**

Landing, hot press.

**Bedroom 1 12'2 x 9'1 (3.71m x 2.77m)**



Laminate flooring.

**Bedroom 2 10'9 x 10'9 (3.28m x 3.28m)**



Laminate flooring.

**Bedroom 3 9'2 x 8'2 (2.79m x 2.49m)**



Access to the floored / developed roof space / storage.

**Roof space 11'8 x 10'1 (3.56m x 3.07m )**

Eaves storage with additional storage room.

**Bathroom 7'3 x 6'2 (2.21m x 1.88m)**



Modern bathroom suite comprising panelled bath, mixer taps, Mira Sport shower, low flush w/c, wash hand basin with storage below, pvc panelled walls and ceiling, recessed spotlights, chrome towel radiator. Laminate flooring.

**Outside**

Off street parking to the front leading to the detached garage.

**Detached garage 18'6 x 10'2 (5.64m x 3.10m)**

Up and over door, light and power, housing oil fired boiler,

**Additional utility room 10'2 x 6'7**

Plumbed for washing machine, light and power.

**Front gardens**

Low maintenance gardens to the front in loose stone.

## Rear gardens



Well maintained and low maintenance gardens to the rear in loose stone, flower beds, decking area pvc oil tank, pleasant rear aspect.

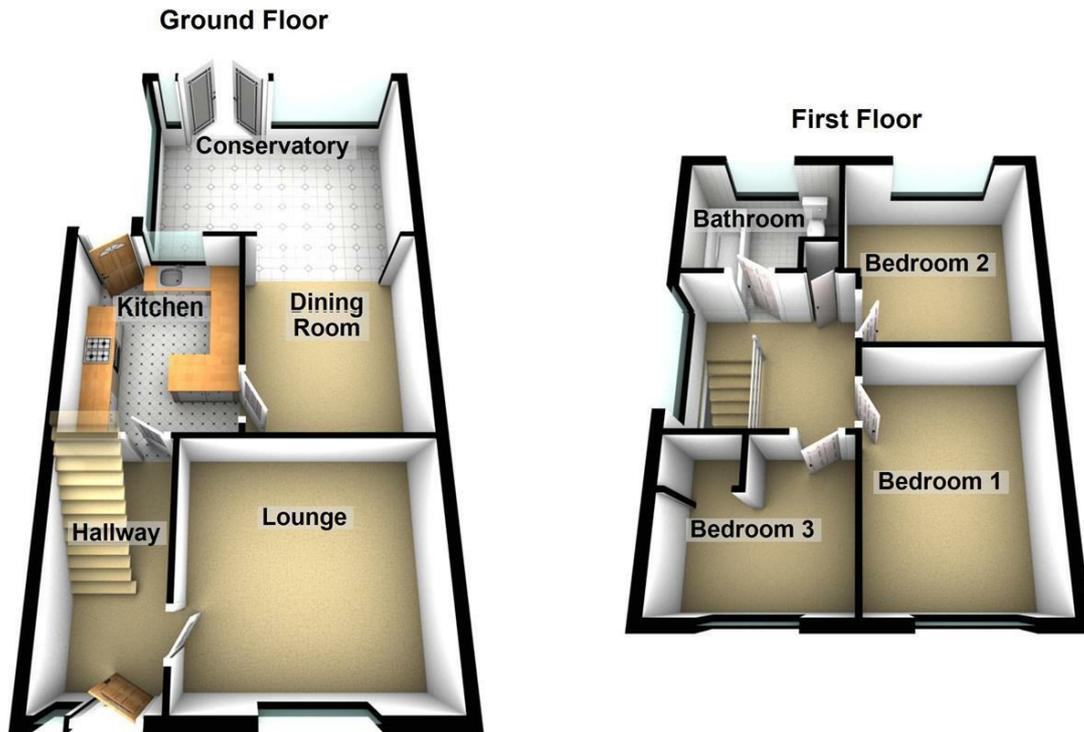
## Additional garden image



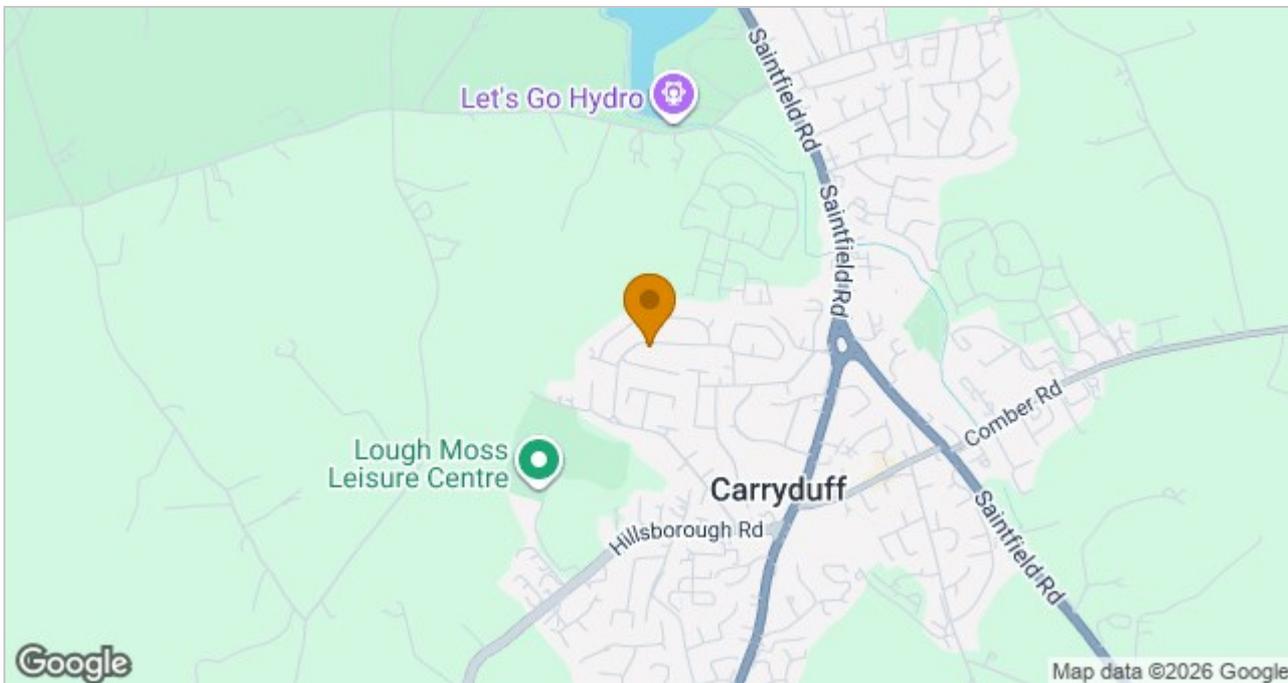
## Rear elevation



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

**ANDERSONSTOWN**  
028 9060 5200

**BALLYHACKAMORE**  
028 9047 1515

**BALLYNAHINCH**  
028 9756 1155

**BANGOR**  
028 9127 1185

**CARRICKFERGUS**  
028 9336 5986

**CAVEHILL**  
028 9072 9270

**DONAGHADEE**  
028 9188 8000

**DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295

**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9070 1000



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