

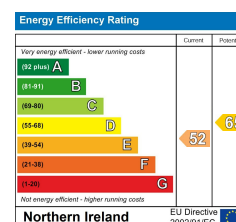


16 Killynure Avenue, Saintfield Road, Carryduff, BT8 8ED

Asking Price £279,950

Located in a semi rural position and positioned on a particularly good site, it sits less than a mile from Carryduff, Killynure Avenue offers convenience to the local shops, main arterial routes into Belfast and Lisburn, surrounding towns and villages as well as being only a short distance from the Lough Moss Leisure Centre. Internally the property has been presented and maintained to a good standard offering spacious well proportioned accommodation comprising two double bedrooms, lounge with dual aspect windows, a fitted kitchen, a white shower suite with and a large conservatory to the rear. In addition the property benefits from an oil heating system, double glazing, a large paved driveway with parking for 4-5 cars that lead to the attached garage. The site the property is set on enjoys well maintained gardens to the front, side and to the rear enclosed. There is a pleasant open aspect to the front and it is surrounded with fields that give this home the feeling of country living yet enjoying the benefit of being close to many local amenities. An excellent chain free bungalow in a great location.

- Detached bungalow located in a semi rural location
- Two separate reception rooms
- Fitted kitchen
- Oil fired central heating
- Ample off street parking leading to an attached garage
- Two good size bedrooms
- Large conservatory to the rear
- White shower suite
- Double glazed windows
- Fantastic site with gardens to the front, side and rear



The accommodation comprises

Pvc double glazed front door leading to the entrance porch.

Entrance porch

Tiled floor, Glass panelled inner door leading to the entrance hall.

Entrance hall

Cloaks

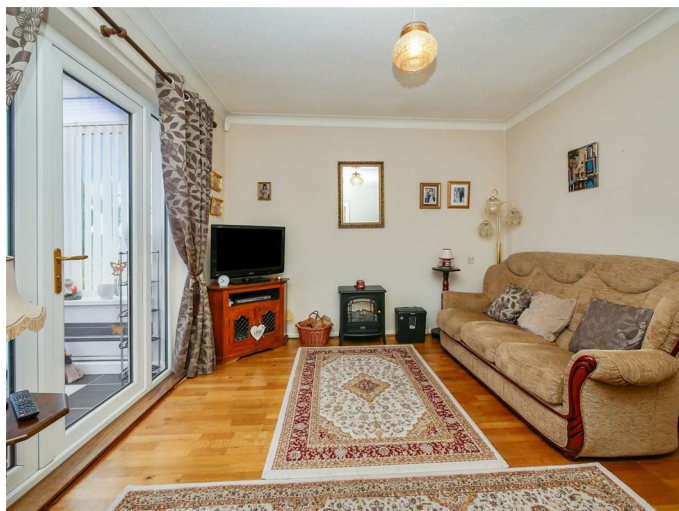
Walk in cloaks.

Lounge 14'8 x 11'3 (4.47m x 3.43m)



Dual aspect windows, tiled fireplace and raised hearth.

Living room 11'8 x 10'9 (3.56m x 3.28m)



Wood flooring, Access to the conservatory.

Conservatory 26'6 x 10'5 (8.08m x 3.18m)



Tiled floor. Access to the rear gardens.

Kitchen 13'1 x 8'5 (3.99m x 2.57m)



Range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, formica work surfaces, fully tiled walls, tiled floor, cooker space, fridge freezer space, plumbed for washing machine.

Bedroom 1 13'9 x 10'5 (4.19m x 3.18m)



Built in bedroom furniture.

Bedroom 2 10'9 x 9'9 (3.28m x 2.97m)



Shower room 8'3 x 7'7 (2.51m x 2.31m)



White suite comprising corner shower cubicle, Mira Sport shower, low flush w/c, pedestal wash hand basin, fully tiled walls, tiled floor, hot press.

Floored Roof Space

Access to the floored roof space via slingsby ladder complete with light and power, 2 roof windows, eaves storage. Storage purposes only.

Outside



Large brick paved driveway with ample off street parking for 4-5 cars. Leading to the attached garage. Outside tap. Pvc oil tank.

Attached garage 15'3 x 10'5 (4.65m x 3.18m)

Roller door, light and power, housing oil fired boiler, rear door access.

Front gardens



Well maintained gardens to the front laid in lawn. To the front there is a pleasant open aspect.

Side gardens



The Septic tank for the property is located in the field adjacent to the property.

Gardens to the side laid in lawn.

Rear gardens



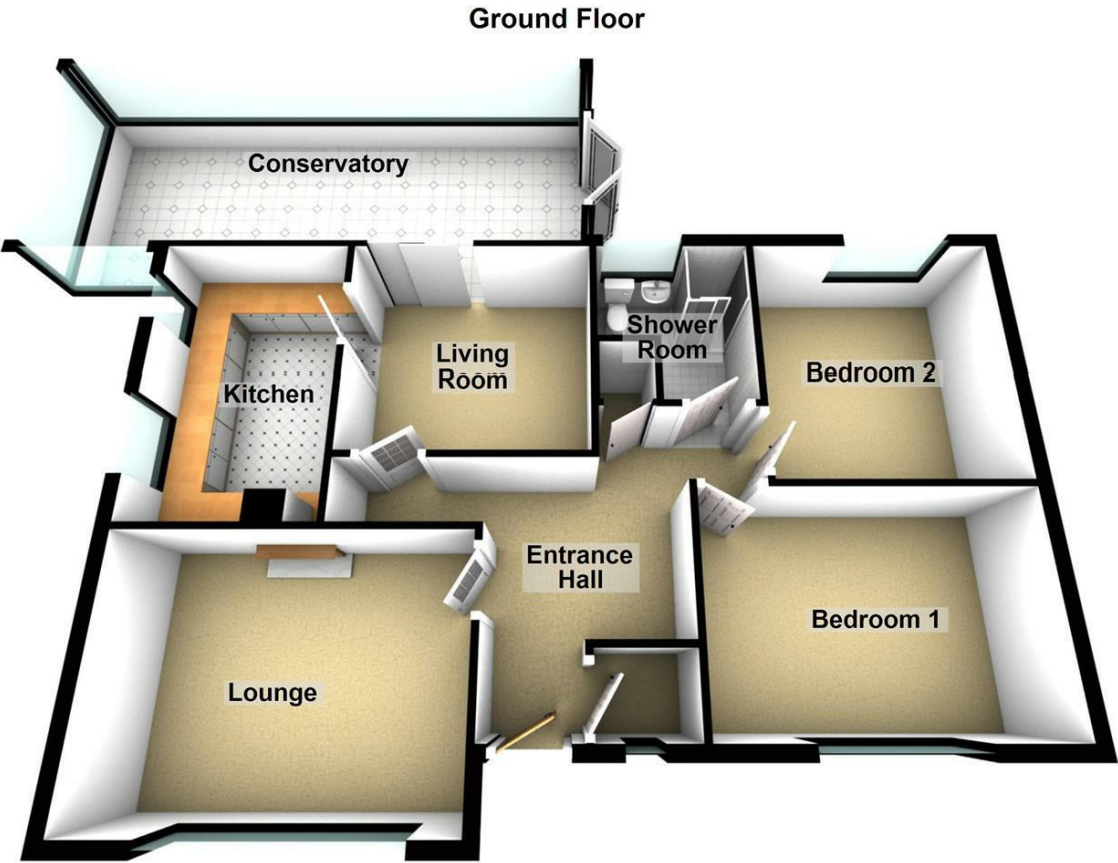
Well maintained gardens to the rear laid in lawn with a range of plants, trees and shrubs.

Rear elevation

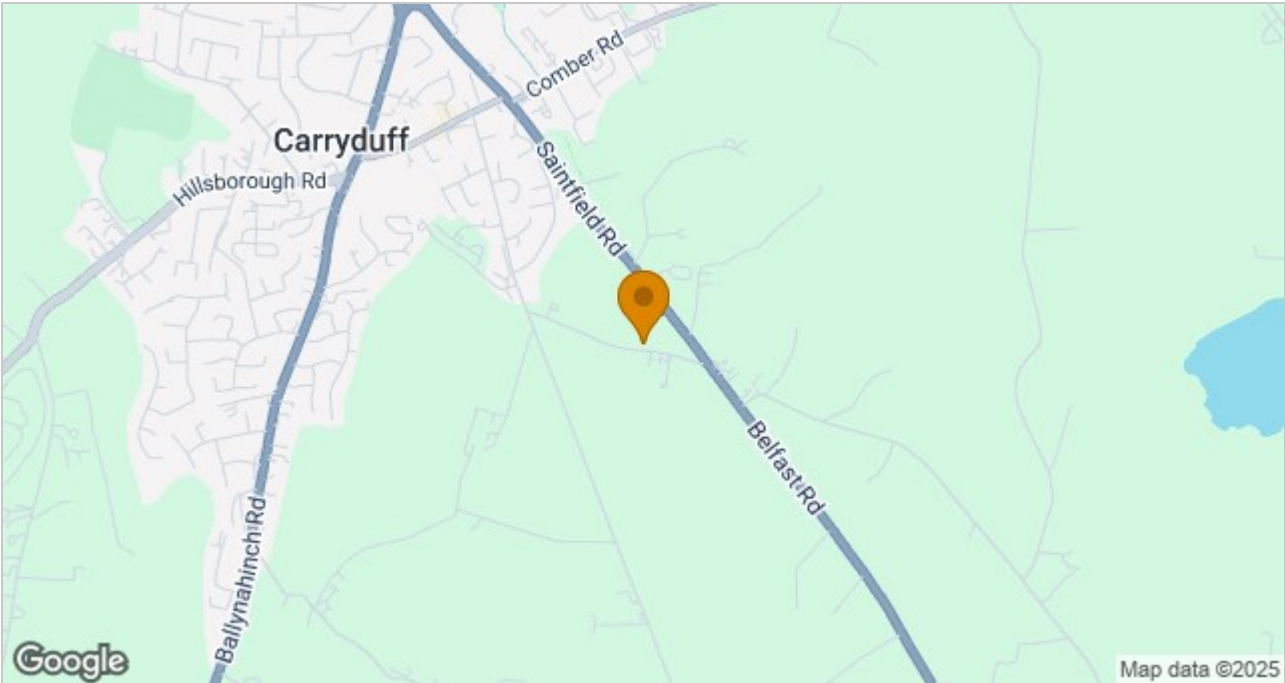


Septic tank

Floor Plan



Area Map



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