



10 Meadowvale Road, Ballynahinch Road, Carryduff, Co Antrim, BT8 8PY

Asking Price £219,950

Situated on a large corner site, this semi detached home offers spacious, well proportioned accommodation comprising three bedrooms, lounge open plan to dining area and superb, recently installed fitted kitchen.

Upstairs there are three well proportioned bedrooms and a contemporary white shower suite.

The property has also been updated with a gas heating system and double glazing.

Outside there is a driveway with ample parking to the rear, an enclosed patio area and garden to the rear. A few minutes walk provides access to the Ballynahinch Road with transport links and main arterial routes to Downpatrick, Ballynahinch, Lisburn and Belfast.

An excellent home, perfect for the first time buyer or those with a young and growing family.

- Semi Detached Home On Large Corner Plot
- Lounge Open To Dining Room
- Contemporary Shower Suite First Floor
- Double Glazing
- Rear Garden & Decked Patio Area
- Three Good Sized Bedrooms
- Modern Shaker Style Fitted Kitchen
- Gas Heating
- Driveway With Ample Parking To Rear
- Excellent First Time Purchase

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	72
(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



Upvc front to door leading to entrance hall. Solid wooden flooring. Double sliding doors to storage area.

Lounge / Dining 23'0" x 13'5"



At widest points.
Tiled fire-place with wooden surround. Solid wooden flooring continued from hallway.

Recently Installed Kitchen 11'5" x 8'4"



Shaker style fitted kitchen with marble effect work surfaces, concealed lighting, built-in induction hob, stainless steel over head extractor fan, eye level oven, single drainer 11/4 bowl sink unit with mixer taps, integrated dishwasher and fridge freezer,, plumbed for washing machine, pull out larder cupboard, tiled floor, heated anthracite grey upright radiator. Spotlights

First Floor

Bedroom One 14'0 x 10'1 (4.27m x 3.07m)



(into bay) Laminate flooring. Although not built-in the vendor is leaving the wardrobe and chest of drawers in the purchase price.

Bedroom Two 13'0" x 8'9"



Laminate flooring.

Although wardrobes are free standing the vendor is including these items in the purchase price.

Bedroom Three 8'2 x 7'9 (2.49m x 2.36m)



Laminate flooring. Built in storage.

Shower Suite



Contemporary white shower suite comprising walk in shower cubicle, pedestal wash hand basin, low flush w.c Part tiled walls with mosaic detailing. Tiled flooring. Heated chrome towel rail.

Landing

Hot-press housing gas boiler. Access to roof-space.

Outside Front and Side

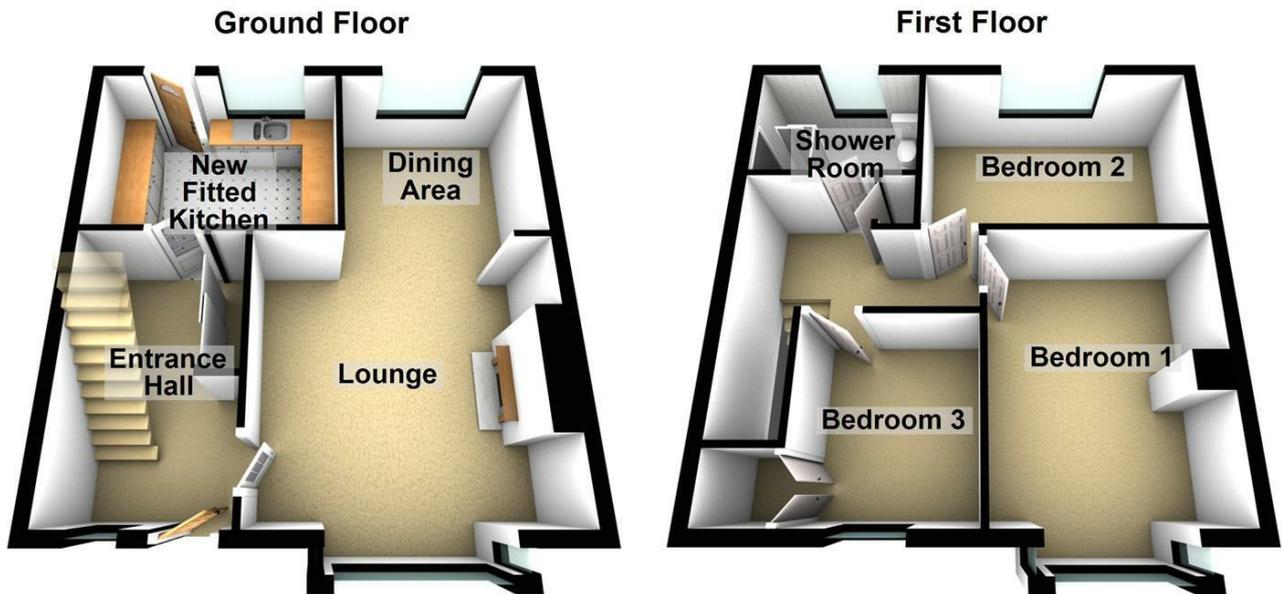
Garden laid in lawn to front. Large corner site with driveway to the rear of the property.

Outside Rear

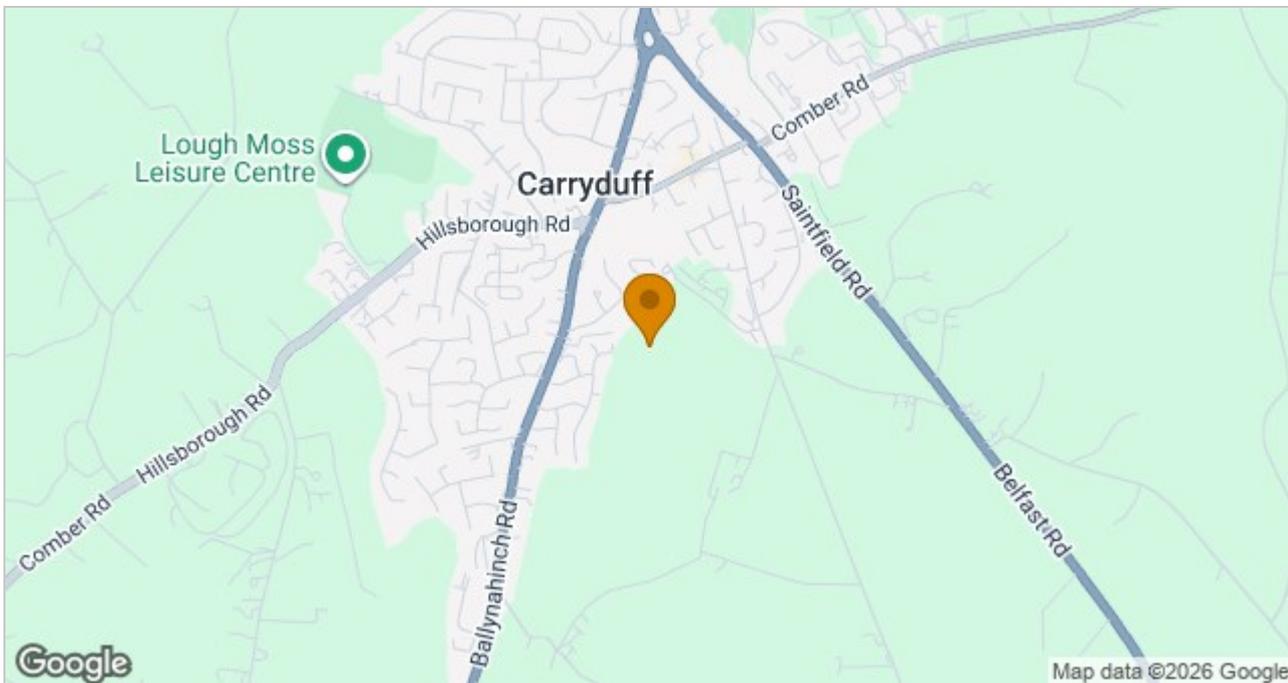


Flagged patio area direct from the kitchen. Steps up to additional decked patio area and garden laid in lawn bordered by timber fencing. Range of plants, shrubs and trees. Greenhouse.

Floor Plan



Area Map



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