



We are delighted to present this impressive three-bedroom detached bungalow occupying a spacious and private corner site within the highly sought-after Carryduff area of Belfast. Finished to a high standard throughout, the property offers generous well-balanced accommodation extending to approximately 1,700 sq ft, ideal for both family living and those seeking the convenience of single-level accommodation.

Enjoying a high degree of privacy, the home is ideally positioned for commuters, with excellent access to Belfast city centre, Lisburn, Saintfield, and surrounding towns. The area benefits from a wide range of local amenities including shops, restaurants, leading schools and leisure facilities.

Internally, the bungalow offers bright and versatile living accommodation comprising a welcoming entrance hall and three well-proportioned reception rooms providing excellent flexibility for living, dining, entertaining, or home-working. The fitted kitchen is complemented by a high vaulted sun room. There is access to an attached garage within which there is a dedicated office / utility area offering valuable additional functional space. There are a further three generous bedrooms along with a contemporary family bathroom.

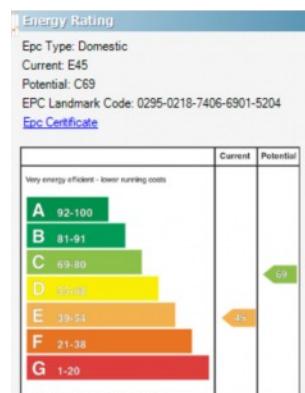
Externally, the property is set on a mature and private corner site with well-maintained gardens, excellent off-street parking and an attached garage.

This superb bungalow combines space, privacy, and adaptable accommodation in a prime location. Early viewing is strongly recommended to fully appreciate all that this home has to offer.

**Offers Around
£350,000**

2 Knockbracken Crescent,
Carryduff,
BELFAST,
BT8 8DB

**Viewing by
appointment with
& through agent
028 9266 1700**





- Attractive Three-Bedroom Detached Bungalow Occupying A Generous And Private Corner Site In The Heart Of Carryduff
- Highly Desirable Location Offering Excellent Access To Belfast, Lisburn, Saintfield And A Range Of Leading Local Schools
- Convenient For Commuters With Easy Access To Major Road Networks And Both Belfast Airports
- Three Well-Proportioned Bedrooms Including A Spacious Main Bedroom
- Approx. 1,700 Sq Ft Of Well-Balanced Accommodation Designed For Comfortable Single-Level Living
- Three Versatile Reception Rooms Offering Flexible Family And Entertaining Space
- Well Appointed Kitchen With Breakfast Area And An Excellent Range Of Fitted Units And Storage Open To A High Vaulted Sun Room
- Bright And Spacious Lounge Ideal For Relaxing Or Entertaining With Separate Dining Room
- Attached Garage Incorporating A Dedicated Office Utility Area Providing Valuable Additional Space
- Contemporary Family Bathroom With White Suite
- Generous Driveway Providing Excellent Off-Street Parking
- Attached Garage With Power, Lighting And Additional Storage
- Beautifully Maintained Gardens With Mature Trees, Shrubs And Extensive Lawns
- Private Rear Patio Area, Ideal For Outdoor Dining And Entertaining
- Oil-Fired Central Heating And Double Glazing Throughout
- A Rare Opportunity To Acquire A Spacious Bungalow In A Highly Sought-After Location — Early Viewing Is Strongly Recommended

The Property Comprises:

Ground Floor

Glazed front door with toplight and sidelight to:

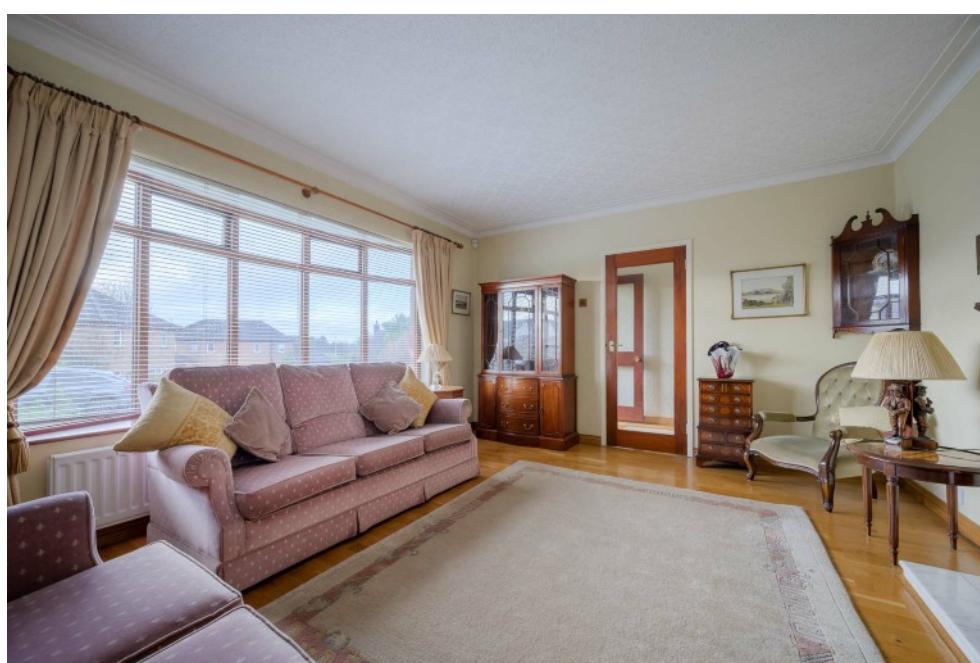
RECEPTION PORCH: Tiled floor and side light. Glazed inner door to:

SPACIOUS RECEPTION HALL: Solid wooden strip flooring. Two built in storage cupboards.

Access hatch to roofspace via Slingsby style ladder. Roofspace with light and potential for conversion subject to usual consents.



LIVING ROOM: 15' 0" x 12' 7" (4.57m x 3.84m) (at widest points and measurements into bow window). Outlook to front. Solid wood strip flooring. Fireplace with carved wooden mantelpiece, granite inset and hearth, coal fire.



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FAMILY BATHROOM: White suite comprising low flush wc with push button, floating wash hand basin with chrome mixer tap, built-in vanity unit with chrome mixer tap, panelled bath with chrome mixer tap, fixed glass shower screen, shower with chrome thermostatic control valve and telephone attachment, fully tiled walls, tiled floor, chrome heated towel rail, pine tongue and groove ceiling, frosted glass window.



BEDROOM (1): 14' 5" x 10' 9" (4.39m x 3.28m) (at widest points). Outlook to front. Cornice ceiling.



BEDROOM (2): 12' 3" x 10' 0" (3.73m x 3.05m) (at widest points). Outlook to rear. Range of built-in storage and cabinetry, vanity unit with sink and chrome taps, built-in mirror.

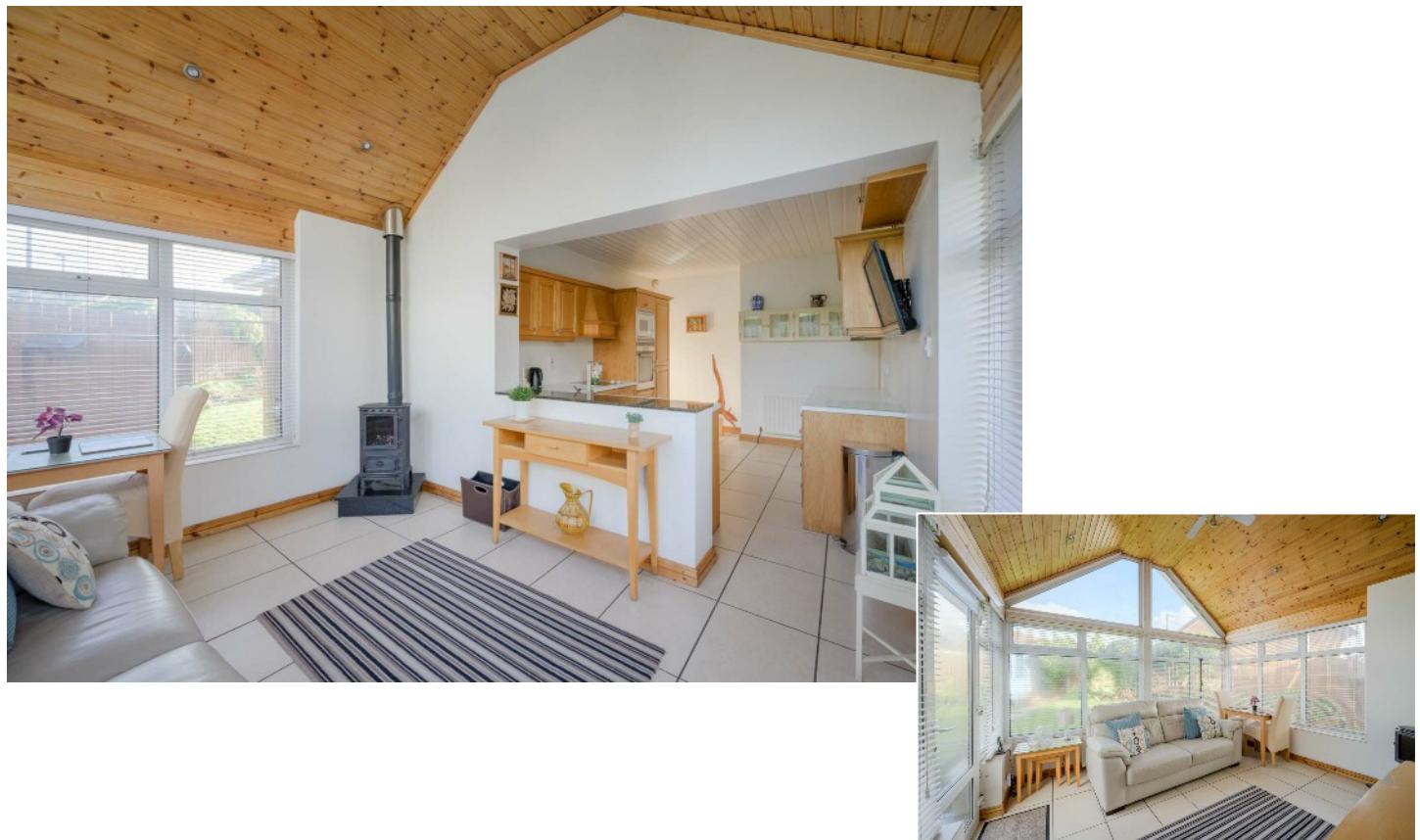
BEDROOM (3): 8' 9" x 8' 2" (2.67m x 2.49m) (at widest points). Outlook to rear. Solid wood strip flooring. Cornice ceiling.



KITCHEN: 13' 8" x 9' 3" (4.17m x 2.82m) (at widest points). Solid oak fully fitted kitchen with range of high and low level units, laminate work surfaces, ceramic sink with side drainer and chrome mixer taps, built-in eye level oven and grill, built-in microwave, built-in fridge/freezer. Breakfast area, tongue and groove ceiling, tiled floor. Archway to:



SUN ROOM: 12' 3" x 10' 9" (3.73m x 3.28m) (at widest points). Outlook to rear garden. Tiled floor. High vaulted pine tongue and groove ceiling, low voltage spotlights, wood burning stove with flue, uPVC double glazed access door to rear garden.



DINING ROOM: 17' 7" x 17' 0" (5.36m x 5.18m) (at widest points and measurements into bow window). Dual aspect windows to front and side. Built-in seating area and storage. Solid wood strip flooring, exposed and treated wooden beams, ample space for casual dining.



Outside

Concrete walkway to tiled steps to front door.

Extensive enclosed private to side, front and rear gardens laid in lawns, surrounding trees, shrubs and hedges. Raised patio area, access to oil tank.

ATTACHED GARAGE 21' 6" x 15' 11" (6.55m x 4.85m) (at widest points). Up and over roller shutter door, access to oil boiler, window to rear. Access door to rear garden.





Steps leading to:

UTILITY AREA/OFFICE: 17' 8" x 13' 7" (5.38m x 4.14m) (at widest points). Utility area with range of high and low level units, laminate work surfaces, stainless steel single drainer sink unit with chrome taps, plumbed for washing machine, tiled floor.



TENURE:

We have been advised the tenure for this property is leasehold and ground rent is approximately £20 per annum, we recommend the purchaser and their solicitor verify these details.

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Ground Floor



2 Knockbracken Crescent, Carryduff

Location:

Coming up the Saintfield Road turn left on to Manse Road and then turn right on to Knockbracken Crescent. Number 2 is located on the left hand side.

Lisburn - 028 92 66 1700

Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

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MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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