

No 31 MARLBOROUGH PARK, CARRYDUFF BT8 8NL

- SECURITY:** An intruder alarm system is installed
- OUTSIDE:** Wider than average tarmac driveway leading to
- DETACHED GARAGE:** 18/3 x 12/6 with up and over door plus side pedestrian door, light and power points. Plumbing for washing machine.
- GARDENS:** Mature easy care gardens front and rear with raised grass area to rear, above private concealed patio.



- TENURE:** Leasehold, subject to an Annual Rent of £27.50
- RATEABLE VALUE:** £205-00 confirmed. We understand that the Domestic Rate struck by Castlereagh Borough Council for the Year commencing 01 April 2006 is 3.2167.
- LOCATION:** Marlborough Park is approached either from Queensfort Park South at Carryduff roundabout or from Lough Moss Park off the B178 Hillsborough Road in Carryduff.

Residential Sales

**ALAN
NEWELL**
ESTATE AGENTS & VALUERS

The Property Professionals

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This attractive semi detached home with wider than average driveway and detached garage is situated within a mature residential area in the centre of Carryduff. Its location is excellent being only a few minutes walk from local amenities including shopping, schools and public transport connections to both Belfast, Ballynahinch and other locations. The internal layout is good and comprises of a separate sitting room with open coal fire, spacious kitchen opening to dining room with wood laminate flooring and three first floor bedrooms all with built in wardrobes. The bathroom has been updated to a fashionable white suite with electric shower unit over the bath. The property benefits from having mahogany grain Upvc double glazed windows and external rear door with a hardwood front entrance door and frame, oil fired central heating is installed. Other special features include stained timber flooring to sitting room and hall with wood panelled internal room doors throughout. Inspection recommended.

**ASKING PRICE
OFFERS INVITED AROUND £239,000-00**

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Accommodation comprises as follows:

ENTRANCE HALL: Hardwood entrance door and glazed side panel. Stained timber floor boarding. Understairs cloaks cupboard.



SITTING ROOM: 12/6 x 12/6 stained timber floor boarding, tiled fireplace with matching hearth and open coal fire Ceiling cornice, wall light points.



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KITCHEN/DINING ROOM: 19/0 x 11/0 overall. Part tiled walls and wood laminate flooring. Extensive range of high and low level Cordiner style units with contrasting worktops, island breakfast bar with high level units over. Inset one and half bowl sink top with mixer taps. Fitted appliances include an electric ceramic top hob with concealed extractor over and separate double oven. Integrated upright fridge/freezer. Plumbing for dishwasher. Upvc glazed door to rear.



FIRST FLOOR

BEDROOM (1): 11/3 x 11/0 with built in wardrobe plus full wall length fitted wardrobes with cupboards over and knee hole dressing table.

BEDROOM (2): 11/4 x 9/6 with recessed wardrobe

BEDROOM (3): 9/3 x 8/0

NEW BATHROOM: Part tiled walls and ceramic tiled floor, fashionable white suite comprising panelled bath with chrome taps and Essentials electric shower unit over with folding glass screen, pedestal wash hand basin with chrome mixer spray tap and low flush W.C. with push button cistern.

CENTRAL HEATING: Oil fired heating is installed.

