



Apt 4 14d Hillsborough Road, Carryduff, Belfast, BT8 8HR

Asking Price £129,500

Located just off the Ballynahinch Road in the centre of Carryduff, this spacious 1st floor apartment is perfectly positioned to take advantage of all that Carryduff and the surrounding areas have to offer. Of recent construction, this apartment consists of a deceptively spacious living / dining room, fitted kitchen, two double bedrooms with master en-suite and an additional bathroom suite. In addition to all this the property also benefits from oil fired central heating, double glazing, off street parking and an enclosed rear yard with an additional storage area. With an affordable asking price, this property will be of interest to a wide range of clients, given its convenient location and low maintenance living. Viewings are now available on request!

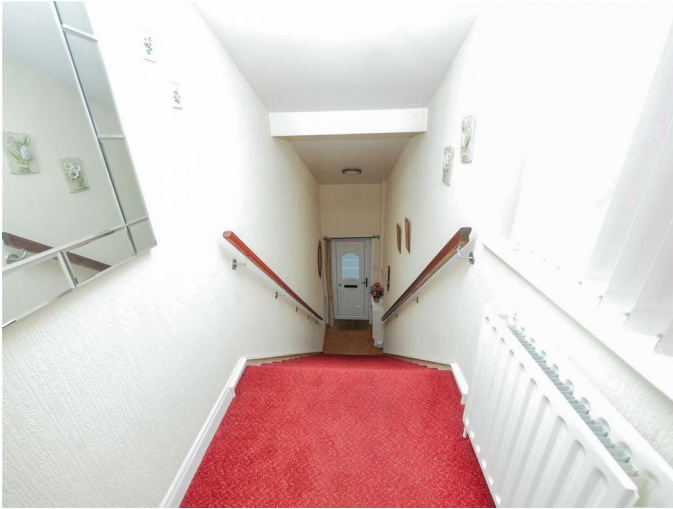
- Spacious 1st floor apartment
- Master with en-suite
- Fitted kitchen
- Oil fired central heating
- Parking to the rear
- Two good size bedrooms
- Bright and spacious lounge
- Bathroom with a white suite
- Double glazed windows
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(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
Pvc double glazed front door to entrance hall

Entrance hall



Stairs to the 1st floor.

Lounge 16'4 x 12'8 (4.98m x 3.86m)



Dual aspect windows.

Additional lounge image



Kitchen 12'7 x 7'3 (3.84m x 2.21m)



Range of high and low level units, single drainer 1 1/2 bowl sink unit with mixer taps, formica work surfaces, part tiled walls, extractor canopy, plumbed for washing machine, cooker space, fridge freezer space.

Bathroom 8'10 x 4'9 (2.69m x 1.45m)



Comprising panelled bath with mixer taps, telephone hand shower, low flush w/c, pedestal wash hand basin, fully tiled walls, tiled floor, extractor fan.

Bedroom 1 13'6 x 9'8 (4.11m x 2.95m)



Outside



Outside bin storage area, boiler house housing oil fired boiler, pvc oil tank.

En-suite



Comprising corner shower cubicle with Mira Excel shower unit, low flush w/c, pedestal wash hand basin, fully tiled floor, extractor fan, tiled floor.

Bedroom 2 13'2 x 8'4 (4.01m x 2.54m)



Parking

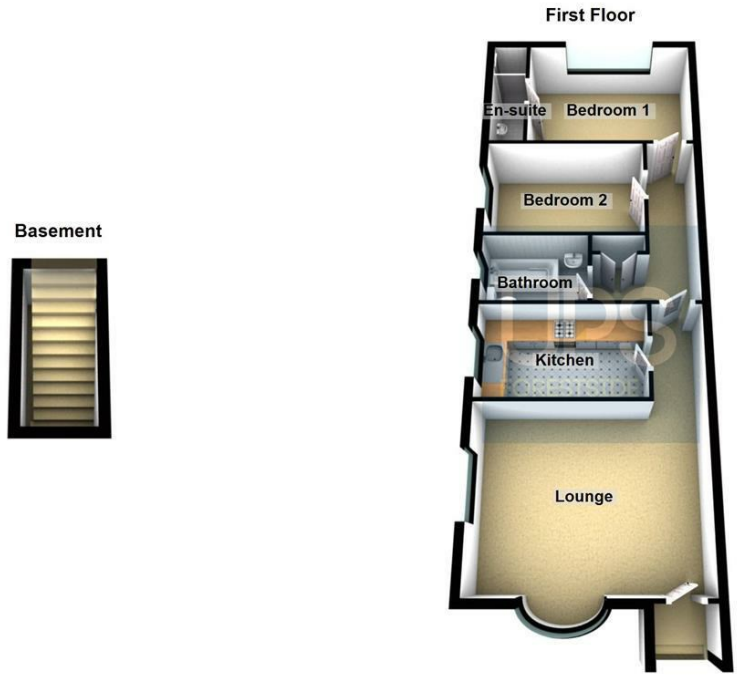


Parking areas to the rear.

Service charges

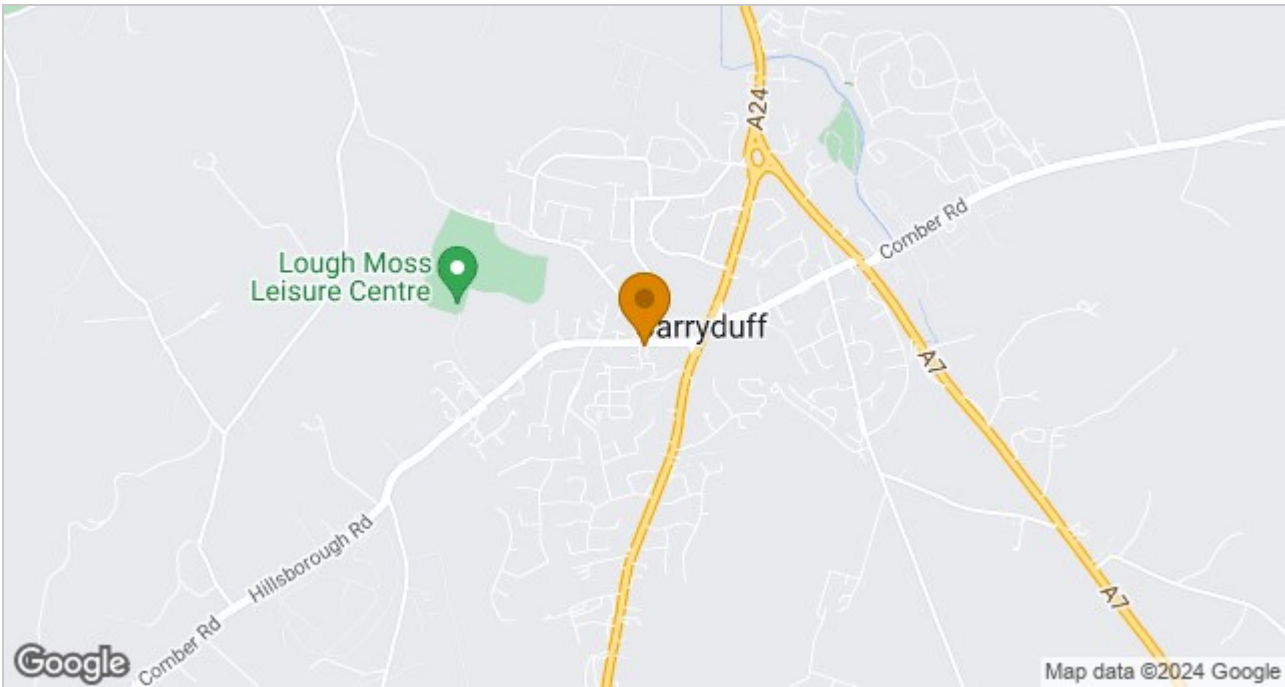
The service charge is a cost of £40 per annum for maintenance service per apartment

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.

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.

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