

**Tim Martin**  
.co.uk



**23 Meadowvale Park  
Carryduff  
BT8 8PX**

**Offers Around  
£159,950**

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## SUMMARY

A well presented semi detached bungalow, occupying this spacious corner site, within this much sought after development, set just on the outskirts of Carryduff, yet close to local shops and public transport.

The property is fitted with gas fired central heating and uPVC double glazing and boasts well appointed accommodation perfect for the first time buyer, young couple or those wishing to downsize. The accommodation comprises of a spacious lounge, modern fitted kitchen and wet room, two excellent sized bedrooms and a conservatory, which overlooks the front and rear gardens. A driveway to the rear leads to the detached garage, whilst enclosed and easily maintained front, side and rear gardens complete this beautiful home.

Carryduff town centre is within walking distance with its excellent range of amenities and renowned primary schools, whilst Forestside shopping centre, Belfast and Lisburn City centre are all within a short drive, making this the ideal location.

It is not often that bungalows in this area come onto the market and therefore early viewing is recommended.

## FEATURES

- Semi Detached Bungalow Occupying A Spacious Corner Site
- Spacious Lounge
- Two Excellent Sized Bedrooms
- Modern Fitted Kitchen And Wet Room
- Conservatory
- Gas Fired Central Heating And uPVC Double Glazing
- Driveway And Detached Garage
- Close To Many Local Amenities, Schools And Public Transport
- Perfect For First Time Buyer, Young Couple Or Those Looking To Downsize

## **Entrance**

Glazed uPVC entrance door.

## **Conservatory**

**13'0 x 11'5 (3.96m x 3.48m )**

Glazed uPVC double doors to rear; wood laminate floor; wiring for wall lights.

## **Hallway**

Wood laminate floor; access to roof space (via slingsby type ladder; partially floored).

## **Lounge**

**12'3 x 11'0 (3.73m x 3.35m)**

(Max Measurements)

Beautiful granite fireplace with matching hearth; gas fired modern fire surround; wood laminate floor; tv aerial connection point; recessed spotlights.

## **Bedroom 1**

**8'8 x 8'1 (2.64m x 2.46m )**

Wood laminate floor; tv aerial connection point.

## **Bedroom 2**

**13'7 x 9'4 (4.14m x 2.84m)**

Wood laminate floor; tv aerial connection point.

## **Wet Room**

**5'11 x 5'3 (1.80m x 1.60m )**

Modern white suite comprising tiled shower unit with wall mounted telephone shower attachment; wall mounted wash hand basin with mono mixer taps; low flush WC; tiled floor and walls; recessed spotlights; extractor fan.

## **Kitchen**

**9'8 x 7'4 (2.95m x 2.24m )**

Good range of modern painted finish high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with swan neck mixer taps; integrated Nerf electric under oven with Belling 4 ring ceramic hob; extractor hood over; space for fridge / freezer; space and plumbing for washing machine; wood laminate worktops; tiled splashback; wood laminate floor; recessed spotlights; glazed uPVC door to rear gardens; Worcester gas fired boiler.

## **Outside**

Driveway to the rear leading to:

### **Detached Garage**

**17'11 x 10'5 (5.46m x 3.18m)**

Up & over door; side access

## **Gardens**

Front and side gardens laid out in lawn with decorative gravelled area.

Fully enclosed rear gardens laid down in artificial grass and decorative gravelled area; outside light and water tap; bin storage area.

## Ground Floor

Approx. 58.5 sq. metres (630.0 sq. feet)

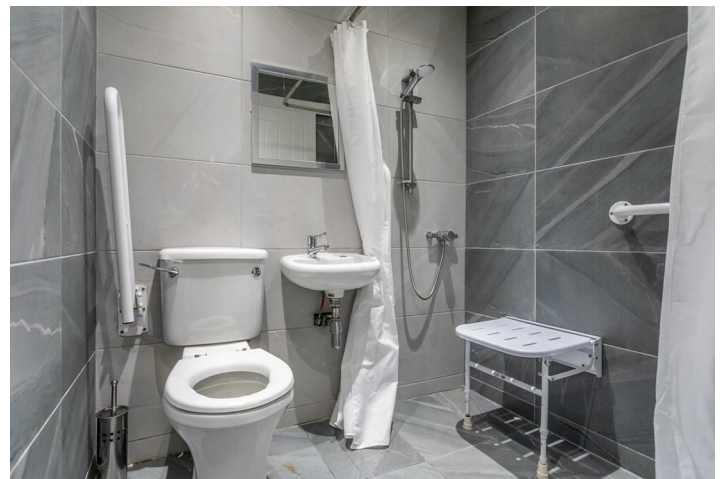


Total area: approx. 58.5 sq. metres (630.0 sq. feet)

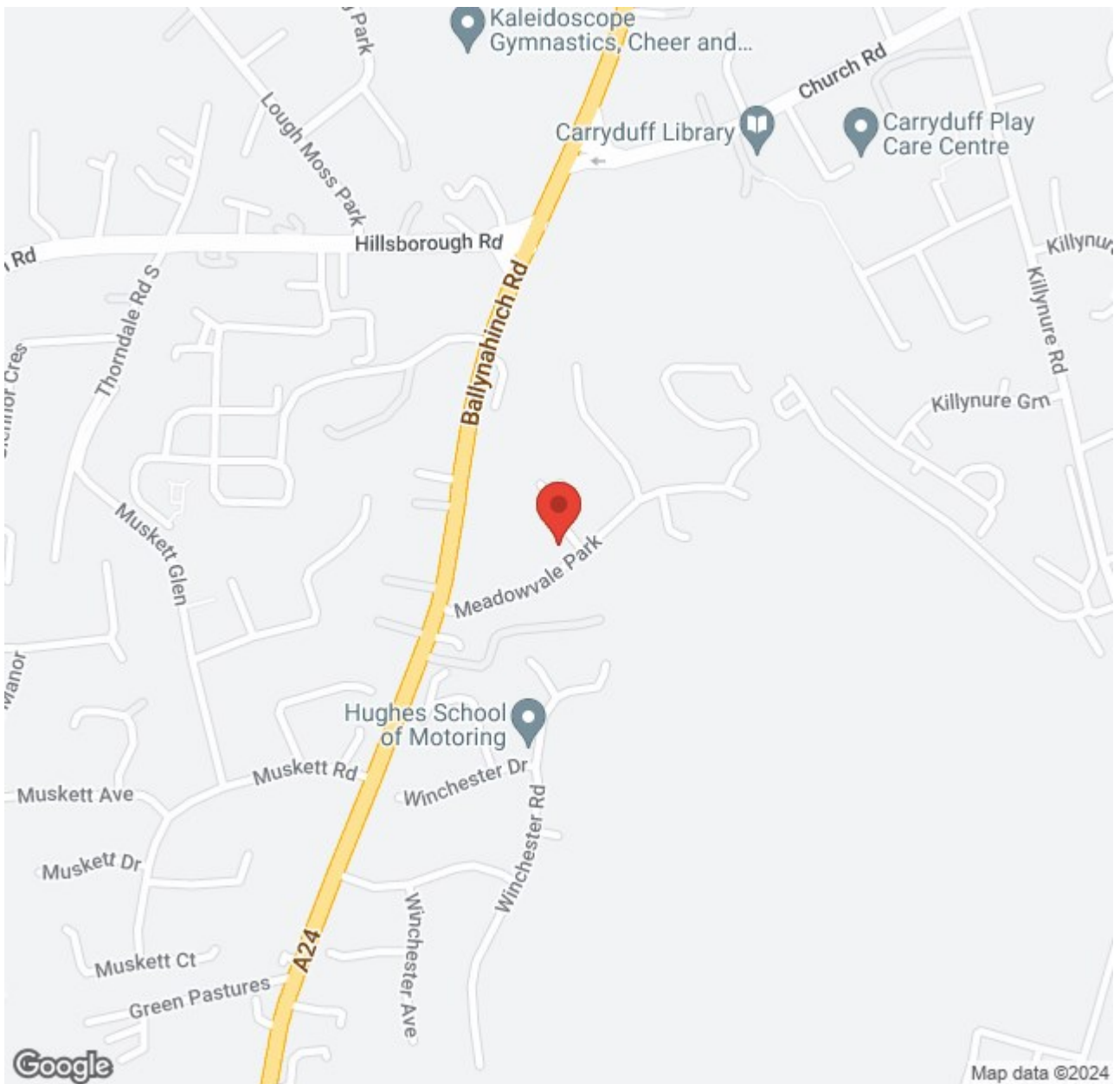
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	72
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

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