



This is an excellent opportunity to purchase a brand new contemporary full turn key family home extending to circa 2,700 sq ft. The property will be finished to a high specification both internal and externally with choice of kitchen and flooring.

The ground floor comprises of a large reception hall, lounge and kitchen/dining/living area. There is also utility room accessed from kitchen and garage, and WC with cloakroom area. The first floor comprises of four bedrooms, master with ensuite and a large family bathroom.

With gardens extending to half an acre, the property benefits from a green semi-rural setting yet benefits from a convenient location on the outskirts of both South Belfast and Carryduff. Forestside Shopping centre, Purdysburn Road Park & Ride and several leading schools are also within a 10 minute drive.

Offers Over
£425,000

House adjacent to
76 Mealough Road,
Carryduff,
BT8 8LS

Viewing by
appointment
through agent
028 9066 3030

- INTERNAL SPECIFICATION:

- Choice of kitchen with built in appliances and feature vertical radiators
- Choice of tiling to hall, kitchen and bathroom areas
- Bathroom, ensuite and wc with contemporary white suite
- Tiling to shower cubicle, half tiled walls to bathroom & ensuites
- Feature open tread oak staircase
- Oak internal doors and frames with chrome fittings
- 4" & 5" architraves and skirting
- Chrome sockets to ground floor throughout including TV points
- Downlights to bathrooms and ensuites
- Walls and ceilings painted white
- Wood burning stone in lounge
- Alarm system

- EXTERNAL SPECIFICATION:

- Black uPVC Double Glazed Windows with laminated Glazing to the front
- Oil Fired Central Heating
- Landscaped gardens in lawn to front and rear
- Gravel driveway with generous parking area
- Historical flagged patio area to rear including kerbs and curved step to front entrance
- Pillared Entrance wired for gates and intercom
- Wired for front and rear outside lights
- Integral Garage with remote control door, light and power

The Property Comprises:

Ground Floor

HALLWAY: 23' 7" x 13' 5" (7.2m x 4.1m)

CLOAKROOM & WC:

LOUNGE: 20' 0" x 15' 9" (6.1m x 4.8m)

KITCHEN OPEN PLAN TO LIVING AREA: 24' 11" x 16' 3" (7.6m x 4.95m)

UTILITY ROOM: 12' 2" x 6' 7" (3.7m x 2m)

First Floor

LANDING: Hotpress.

MASTER BEDROOM: 20' 0" x 15' 9" (6.1m x 4.8m)

ENSUITE SHOWER ROOM: 11' 2" x 7' 7" (3.4m x 2.3m)

BEDROOM (2): 16' 9" x 13' 5" (5.1m x 4.1m)

BEDROOM (3): 18' 8" x 9' 6" (5.7m x 2.9m)

BEDROOM (4): 18' 8" x 11' 2" (5.7m x 3.4m) Walk-in wardrobe.

ENSUITE SHOWER ROOM: 12' 2" x 11' 2" (3.7m x 3.4m)

BATHROOM: 13' 9" x 12' 2" (4.2m x 3.7m)

Outside

GARAGE: 18' 1" x 12' 2" (5.5m x 3.7m)

Location:

Heading from Carryduff the site is on the left hand side just before Ballynagarrick Road on the left hand side.

Telephone 028 9066 3030

www.templetonrobinson.com



Property Location

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700
www.templetonrobinson.com

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