



44 Alveston Park, Church Road, Carryduff, BT8 8RP

Asking Price £239,950

Set within one of Carryduff popular locations, 44 Alveston Park is an convenient development perfectly positioned and ideal for those looking for that bit extra with the hard work already done now offering family size accommodation. This particular house type is both bright and spacious, and although a semi detached, it offers superb space normally associated with detached homes, consisting of 5 well proportioned bedrooms, the extended ground floor bedroom with an en-suite shower room, 1st floor bathroom suite with a separate shower cubicle, a spacious lounge, modern fitted kitchen which is open to the family dining area, and completing the accommodation is a conservatory to the rear. Positioned close to many amenities, including leading schools, shopping facilities, bus routes & arterial routes. An early viewing is essential, as properties of this calibre, and those already extended rarely come onto the market for sale.

- Extended semi detached home
- Ground floor bedroom with en-suite shower room
- Kitchen open to family dining area
- 1st floor modern bathroom with separate shower cubicle
- Garden to the rear
- 4/5 Bedrooms, 4 on the 1st floor, 5th on the ground floor
- One reception room
- Conservatory
- Gas central heating / double glazed windows
- Cul de sac position

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		74	74
(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	

Entrance Hall 14'6" x 6'5" (4.42m x 1.96m)



Glazed upvc door and surround opens onto entrance hall with wooden effect vinyl flooring and access to under-stair storage.

Lounge 14'6" x 12'4" (4.42m x 3.76m)



Spacious lounge with open box bay window and wood burning stove with tiled inset and hearth. Wooden effect vinyl flooring.

Kitchen / Dining Room 19'3" x 11'0" (5.88m x 3.37m)



Open plan modern fitted kitchen / dining room with a selection of upper and lower level 'shaker style' units complete with wooden effect counter tops, ceramic sink and drainer with stainless steel mixer taps, eye level oven and microwave, 5 ring gas hob, stainless steel over head extractor fan, dishwasher, washing machine and under counter fridge unit. Wooden effect vinyl flooring and recessed spotlights. Sliding patio doors open onto sunroom.

Dining area



Sunroom 9'5" x 8'10" (2.89m x 2.70m)



Upvc double glazed sun room with tiled flooring. French patio doors open onto enclosed rear garden

Bedroom 5 19'8" x 7'1" (6.00m x 2.17m)



Double bedroom with wooden effect vinyl flooring

Ensuite 7'0" x 5'9" (2.15m x 1.76m)



Contemporary ensuite comprising of low flush w.c, corner shower cubicle and square sink basin with stainless steel mixer tap and vanity. High gloss grey tiled walls and feature tiled flooring. Recessed spotlights. Underfloor heating.

First Floor

Bedroom 1 12'1" x 11'1" (3.70m x 3.40m)



Bedroom 2 24'11" x 7'1" (7.62m x 2.18m)



low flush w.c, corner shower cubicle with square waterfall shower head attachment, square sink basin with stainless steel mixer tap and vanity, and free standing oval bath with floor mounted stainless steel mixer taps with shower attachment. Fully tiled walls and flooring with recessed spotlights. Underfloor heating.

Property Front

Small garden area to the front with laid lawn and driveway to the side for one car.

Enclosed Rear Garden



Bedroom 3 14'0" x 8'9" (4.29m x 2.69m)



Enclosed rear garden with laid lawn and patio area bordered by timber fencing.

Rear elevation



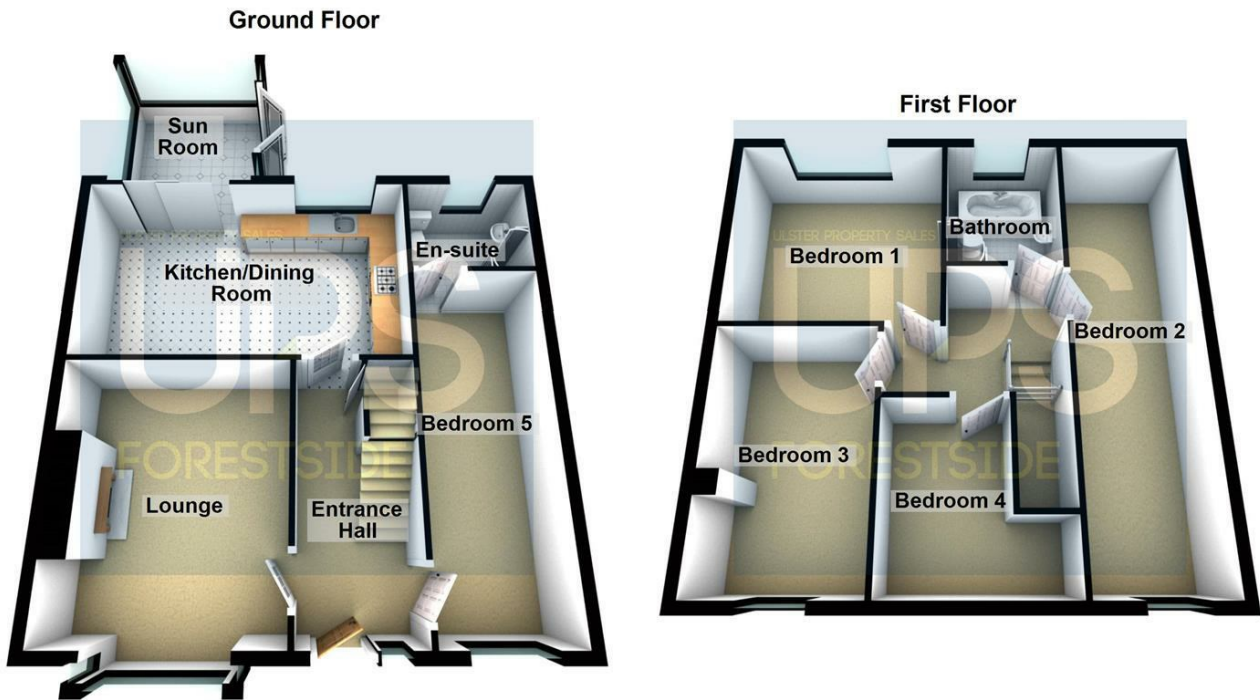
**Bedroom 4 10'1" x 10'0" (3.08m x 3.06m)
(at widest points)**

Contemporary White Bathroom suite 7'10" x 6'8" (2.40m x 2.04m)



Stylish white bathroom suite comprising of

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



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