

simon**BRIEN**
RESIDENTIAL

19 Lough Moss Park,
Carryduff, BT8 8PD



Offers Around £215,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Detached Bungalow In A Popular Location.
- Spacious Living Room With Fireplace.
- Modern Fitted Kitchen Open Plan To Dining Area.
- Three Bedrooms.
- Modern Fully Tiled Bathroom.
- Oil Fired Central Heating.
- UPVC Double Glazed Windows.
- UPVC Facia Boards.
- Paved Driveway.
- Front, Side And Rear Gardens In Lawns With Sitting Areas.
- Attached Garage.

DESCRIPTION

Lough Moss Park, which is accessed off the Hillsborough Road, is an extremely popular residential location which is favoured by young families and first time buyers who appreciate the easy convenience to a host of amenities at Carryduff with local schooling and main transport routes to and from the City Centre and other surrounding towns.

This particular detached bungalow comprises of a spacious living room, kitchen open plan dining area, three bedrooms, bathroom with an attached garage.

Externally, the property benefits from gardens to the front, side and rear with a paved driveway on a pleasant site.

Bungalows in this location consistently prove extremely popular and we have no hesitation in encouraging appointments at your earliest convenience to view.

ACCOMMODATION

ENTRANCE

RECEPTION HALL:

Composite front door to reception hall. Ceramic tiled floor, laminate wood floor, access to roof space.



GROUND FLOOR

LIVING ROOM:
15' 0" x 11' 2" (4.58m x 3.41m)

Marble Fireplace.



KITCHEN/DINING AREA
21' 7" x 8' 9" (6.59m x 2.66m)

Laminate wood floor, low voltage spotlighting, range of high and low units, space for fridge, partly tiled walls, stainless steel sink unit, plumbed for washing machine, space for cooker, extractor fan.





BEDROOM (1):
11' 11" x 8' 11" (3.64m x 2.72m)



BEDROOM (2):
10' 8" x 8' 11" (3.24m x 2.72m)



BEDROOM (3):
8' 0" x 7' 3" (2.45m x 2.22m)

Built-in wardrobe.



FULLY TILED BATHROOM:

Fully tiled bathroom, low flush WC, pedestal wash hand basin with vanity unit, bath with rainhead shower above, glass shower cubicle, low voltage spotlighting. Hotpress with cylinder.



ATTACHED GARAGE

19' 5" x 10' 0" (5.91m x 3.05m)

Power and light, electric roller shutter door, space for tumble dryer, oil fired boiler.

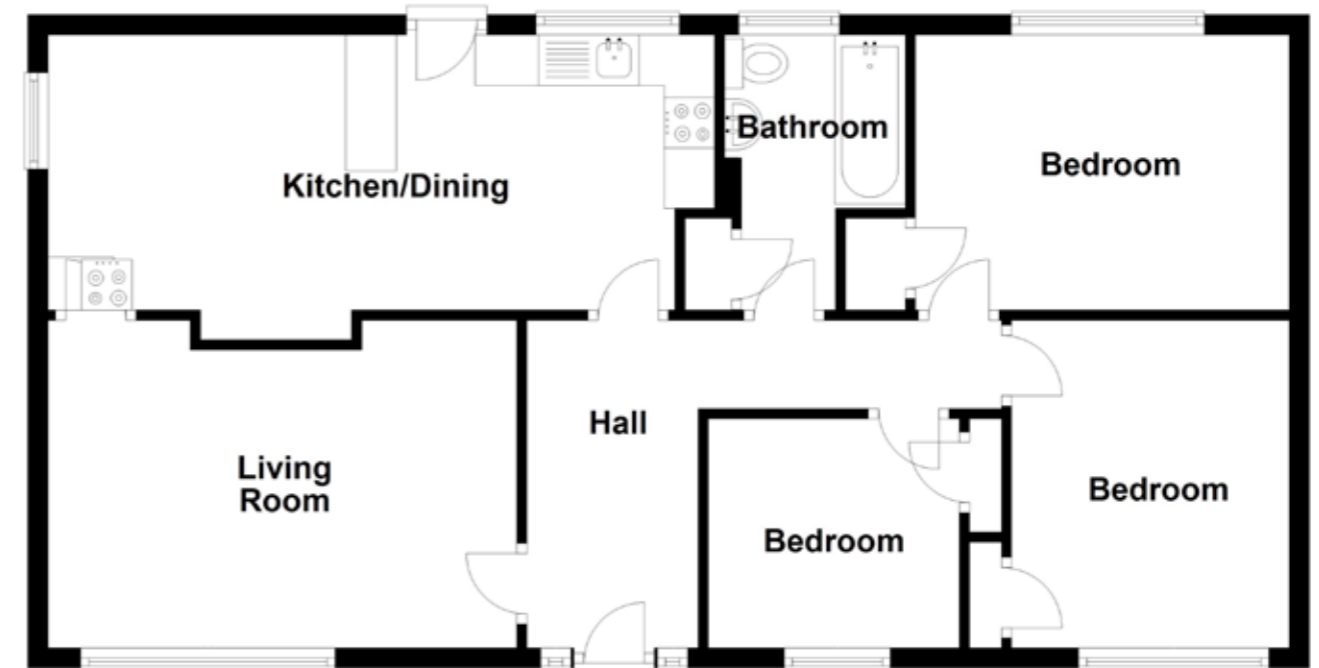
OUTSIDE

Wrought iron entrance gates to paved driveway. Paved path with front garden in lawn and lawn to the side of the property with various seating areas.





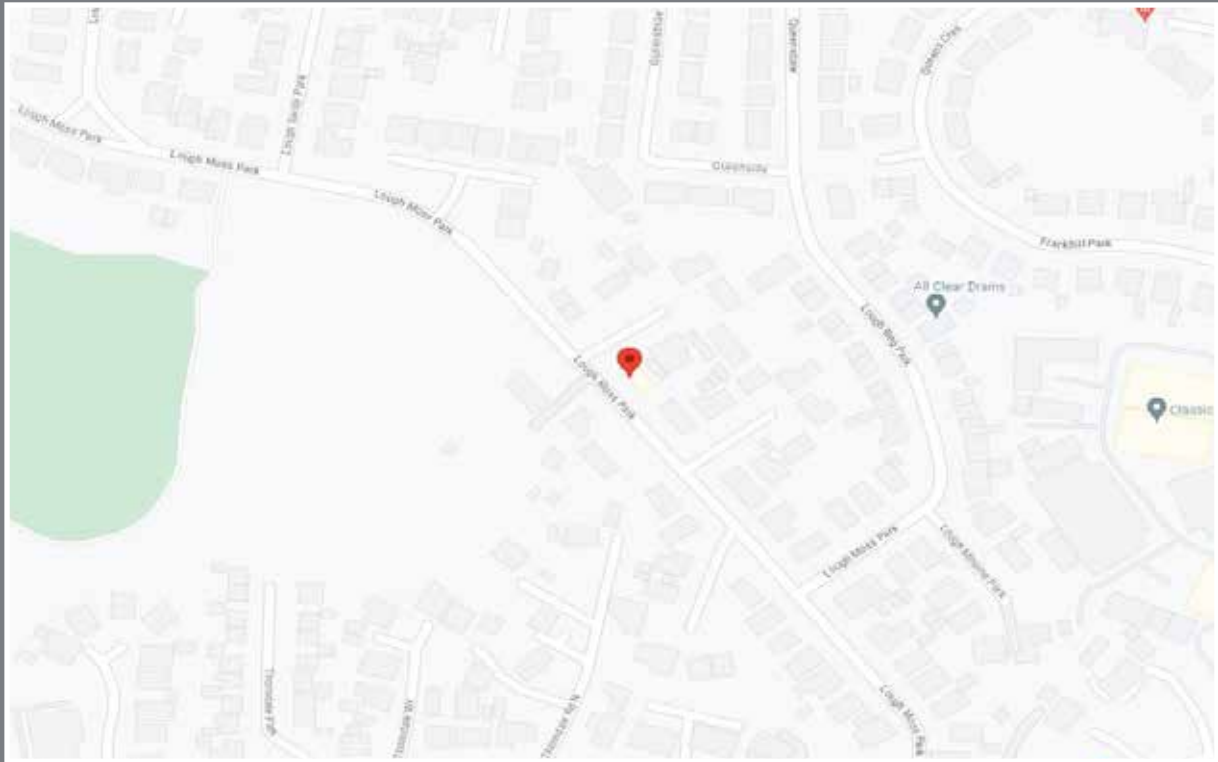
Ground Floor



This plan is for illustrative purposes only.
Plan produced using PlanUp.

19 Lough Moss Park, Carryduff

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



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