simonBRIEN
RESIDENTIAL

21 Ballykeel Road South, Carryduff, Belfast, BT8 8AL

Asking Price £650,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Superb Split Level Detached Family Home
- Generous Well Presented Accommodation Throughout
- Five Bedrooms
- Four Reception Rooms
- Fitted Kitchen With Dining Area
- Two Bathrooms And Ensuite And Cloakroom
- Oil Fired Central Heating & Double Glazing
- Utility Room
- Large Attached Garage With Excellent Parking Facilities
- Stunning Elevated Site With Pleasant Gardens
- Panoramic Views Over Surrounding Countryside Towards Scrabo Tower
- Popular Sought After Semi Rural Location Close To Transport Routes And Schooling
- Viewing By Private Appointment

SUMMARY

Exceptionally well located in this beautiful semi-rural location the property benefits from its elevated position with panoramic views over the surrounding countryside towards Scrabo Tower.

The property itself has spacious and adaptable accommodation providing a five bedroom layout with four reception rooms, kitchen/dining, 2 bathrooms and ensuite. In addition there is a utility room and large attached garage.

Externally there a pleasant gardens laid in lawns with generous parking and the option of acquiring additional land if required.

Whilst enjoying all the attributes of country living the property is a short drive from main transport routes, amenities, schooling, and Belfast City Centre which is approximately 8 miles away.

Viewing is by private appointment through our Belfast Office 02890 668888.

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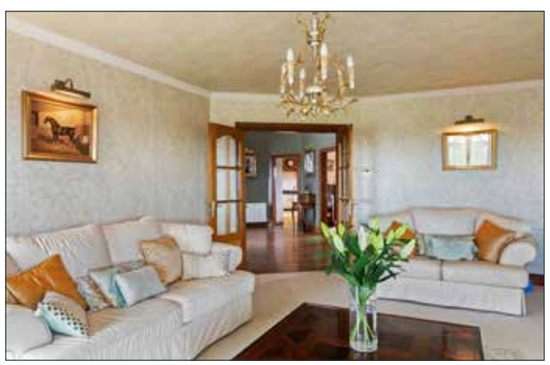

ACCOMMODATION

GROUND FLOOR

ENTRANCE:

PVC door to...

ENTRANCE HALL:
16′ 2″ x 13′ 6″ (4.93m x 4.11m)

Solid wooden flooring.

CLOAKROOM:

Low flush WC. Wash hand basin.

DRAWING ROOM:
21′ 6″ x 14′ 2″ (6.55m x 4.32m)

Attractive Sandstone fireplace with gas fire.

FAMILY ROOM:
18′ 1″ x 16′ 3″ (5.51m x 4.95m)

Attractive feature fireplace.

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DINING ROOM:
13′ 7″ x 12′ 3″ (4.14m x 3.73m)

Double doors to:

SUN ROOM:
19′ 0″ x 9′ 5″ (5.79m x 2.87m)

KITCHEN / DINING AREA:
19′ 9″ x 12′ 9″ (6.02m x 3.89m)

Range of high and low level units. Inset sink unit. Integrated dishwasher. Recess for range cooker.

UTILITY ROOM:
12′ 9″ x 5′ 8″ (3.89m x 1.73m)

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UPPER LEVEL

BEDROOM (1):
17′ 6″ x 11′ 7″ (5.33m x 3.53m)

Built-in wardrobe.

ENSUITE SHOWER ROOM:

Shower enclosure. Low flush WC. Wash hand basin.

BEDROOM (2):
11′ 5″ x 10′ 9″ (3.48m x 3.28m)

BATHROOM:

Freestanding bath with mixer taps and telephone hand shower. Low flush WC. Pedestal wash hand basin.

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LOWER LEVEL

BEDROOM (3):
12′ 6″ x 11′ 3″ (3.81m x 3.43m)

BEDROOM (4):
11′ 4″ x 8′ 4″ (3.45m x 2.54m)

BEDROOM (5):
11′ 6″ x 9′ 0″ (3.51m x 2.74m)

BATHROOM:

White suite comprising panelled bath. Separate shower enclosure. Low flush WC. Pedestal was hand basin.

OUTSIDE

Generous elevated site with gardens, excellent parking, and panoramic views.

ATTACHED GARAGE
21′ 5″ x 20′ 4″ (6.53m x 6.2m)

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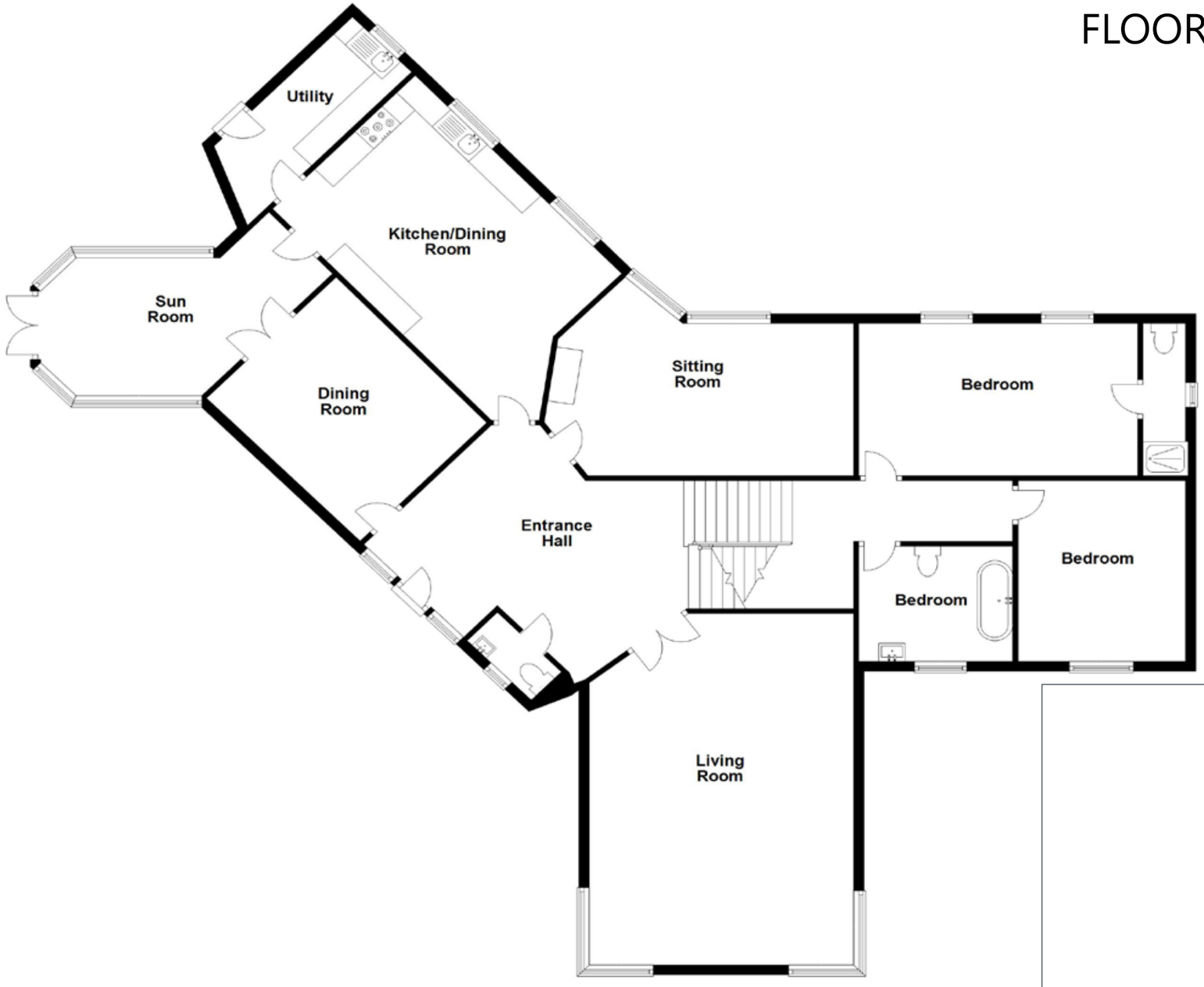
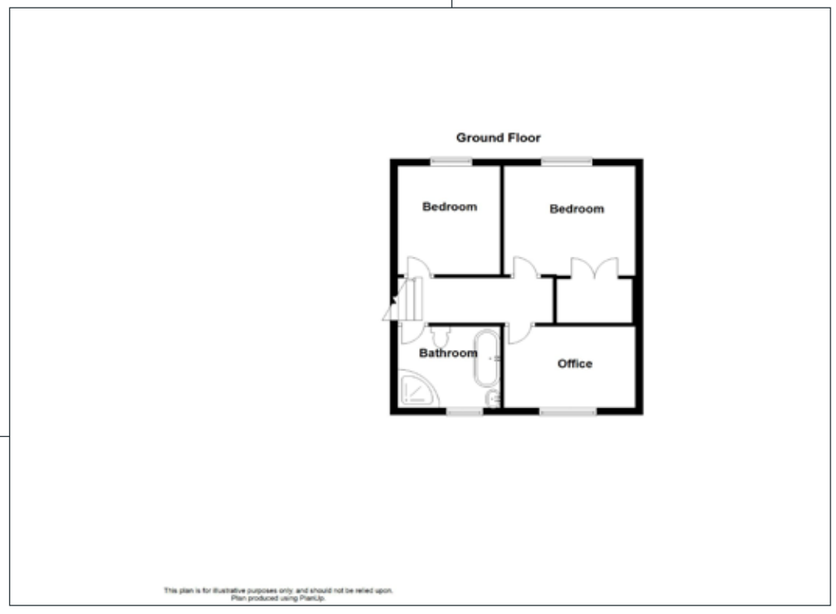
FLOOR PLANS

First Floor





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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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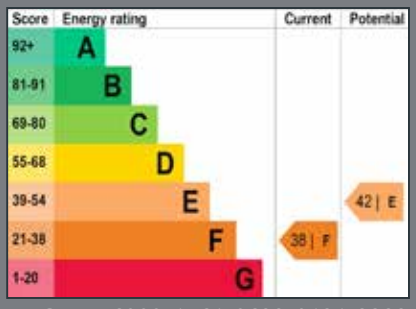
The Property Ombudsman

REF: ML/G/22/SO



EPC REF: 6800-1761-0622-8121-3323

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