

simon**BRIEN**
RESIDENTIAL

27 Ivanhoe Avenue, Carryduff,
Belfast, BT8 8BN



Asking Price £229,950

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KEY FEATURES

- Deceptively Spacious Extended Detached Family Home
- Price to Allow for Modernisation and Updating
- Priced To Allow For Modernisation & Updating
- Four Bedrooms (Two On The Ground Floor / Two On First Floor)
- Ground Floor Bathroom & First Floor Shower Room
- Spacious Open Plan Living Room With Marble Fireplace
- Kitchen With Dining Room Off It With Utility Room
- Conservatory / Sunroom With Double Doors To Patio
- Oil Fired Central Heating
- UPVC Double Glazing
- PVC Facia Boards
- Detached Garage
- Large Paved Driveway With Parking For Several Vehicles
- Pleasant Gardens To The Front And Rear In Lawns With Paved Sitting Area
- Popular And Convenient Residential Location



SUMMARY

Ivanhoe Avenue which is accessed off the Saintfield 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 including shopping at Forestside, Newtownbreda, local schooling and main transport routes to and from the City Centre and other surrounding towns.

This particular detached home would require some modernisation & cosmetic updating but is priced accordingly. It has well appointed accommodation comprising of four bedrooms, ground floor bathroom, first floor shower room, spacious open plan living room, kitchen with dining room off it, utility room and conservatory with double doors leading outside to the patio area. Externally the property benefits from gardens to the front and rear and a detached garage with a long paved driveway with parking for several vehicles.

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

ACCOMMODATION

ENTRANCE

uPVC front door to:

RECEPTION HALL:

Storage cupboard.



GROUND FLOOR

LIVING ROOM:

24' 2" x 11' 4" (7.36m x 3.45m)

Marble fireplace. Laminate wood flooring.



BEDROOM/SITTING ROOM:

9' 1" x 8' 8" (2.77m x 2.64m)



BEDROOM (2):
9' 2" x 8' 11" (2.79m x 2.73m)
Built in mirrored slide robe



FULLY TILED BATHROOM:

Low flush WC, pedestal wash hand basin with vanity unit. Corner bath. Separate shower. Extractor fan, low voltage spot lighting.



KITCHEN:
19' 6" x 10' 7" (5.95m x 3.22m)

Range of high and low level units. Under bench electric oven. 4 ring hob. Extractor fan. Partly tiled walls. Ceramic tiled floor. 1.5 bowl stainless steel sink unit.

UTILITY ROOM:

Stainless steel sink unit.



SUNROOM/DINING AREA:
17' 4" x 11' 3" (5.29m x 3.44m)

Double French door to:

CONSERVATORY:
16' 7" x 10' 6" (5.06m x 3.21m)

Ceramic tiled floor. uPVC doors leading outside.



FIRST FLOOR

LANDING:
14' 7" x 12' 7" (4.44m x 3.83m)

BEDROOM (3):
11' 11" x 11' 1" (3.64m x 3.39m)
Built in wardrobes. Wash hand basin.



BEDROOM (4):
11' 3" x 10' 11" (3.44m x 3.32m)
Built in slide robes.



SHOWER ROOM:
Low flush WC. Pedestal wash hand basin. Fully tiled walls. Shower with Triton Electric shower.

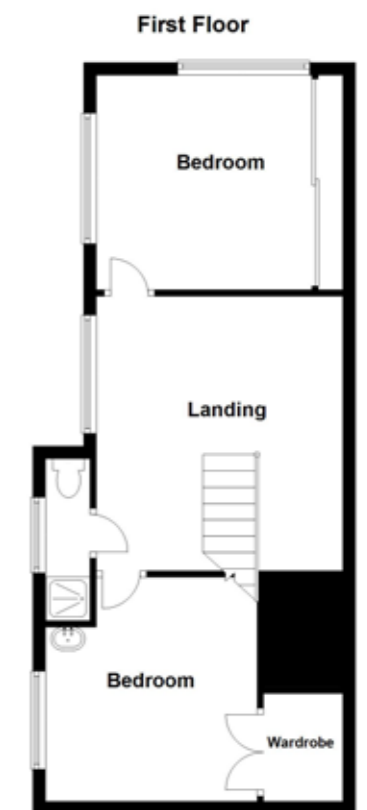


OUTSIDE

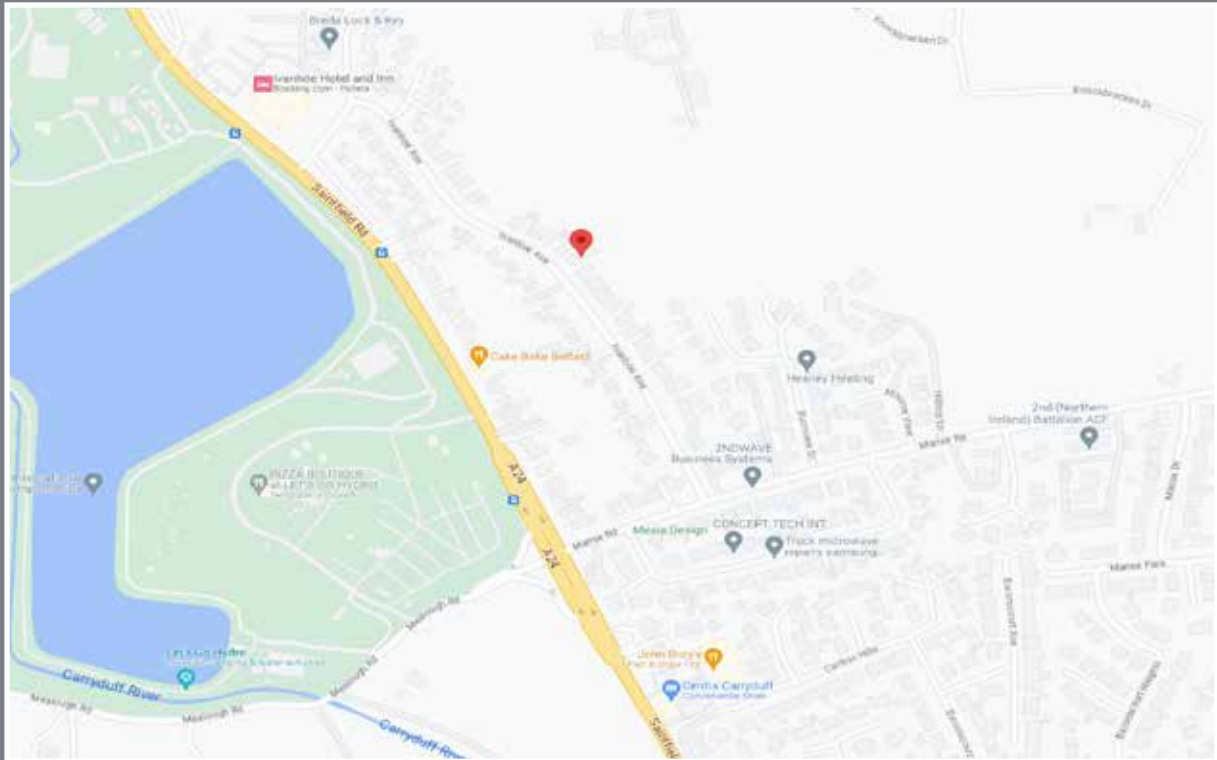
Gates to large paved driveway with parking for several vehicles. Front garden in lawn with enclosed rear garden in lawn with paved sitting area. Outside tap and light. Detached garage with power and light.



This plan is for illustrative purposes only.
Plan produced using PlanUp.
27 Ivanhoe Avenue, Belfast



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**



REF: RL/G/23/SP



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