



52 The Demesne, Hillsborough Road, Carryduff, BT8 8GU

Asking Price £167,500

Situated off the Hillsborough Road in Carryduff, this recently constructed end town house offers convenience to the local schools, shops, restaurants & cafés, as well as Lough Moss leisure centre and the new Lidl store which are both within walking distance. There is also easy access to the main arterial routes and transport links to Belfast, Lisburn and the surrounding areas.

Internally the property comprises of an entrance hall with under stair storage cupboard plumbed for washing machine, spacious lounge open to a modern fitted kitchen / dining, and over the floors above there are three bedrooms, master with en-suite and white bathroom suite.

In addition to all of this, the property also benefits from gas fired central heating, double glazing, and outside garden space to the front and side. This property would make an excellent first time purchase for those looking to take their 1st steps upon the property ladder. Viewings are available on request now and we recommend that you get booked in ASAP as we don't anticipate this one sitting around for long!

- Spacious end-terrace town house
- Spacious Lounge open to:
- 1st floor white bathroom suite
- Double glazed
- Fantastic first time purchase
- Three good sized bedrooms / master with -en-suite
- Modern fitted kitchen / dining
- Gas heating
- Low maintenance garden areas to the front and side
- Close to many amenities

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

The accommodation comprises



Entrance Hall



Hardwood front door with fan light opens onto entrance hall with laminate flooring. Access to under stair storage which is plumbed for washing machine. (Please note that plumbing is in place for a w.c if required)

Lounge 14'7" x 9'2" (4.47m x 2.80m)



Spacious lounge with dual aspect windows and laminate flooring open to:

Modern Fitted Kitchen / Dining 12'5" x 7'11" (3.79m x 2.43m)



Modern fitted kitchen with a selection of upper and lower level units complete with wooden effect formica worktops, stainless steel sink with drainer, integrated oven with four ring gas hob, stainless steel overhead extractor fan and fridge freezer. Plumbed for dishwasher. Access to gas boiler. Part tiled walls and tiled flooring.

First Floor

Bedroom 2 10'9" x 9'3" (3.29m x 2.84m)



Dual aspect windows.

Bedroom 3 8'2" x 9'3" (2.49m x 2.84m)



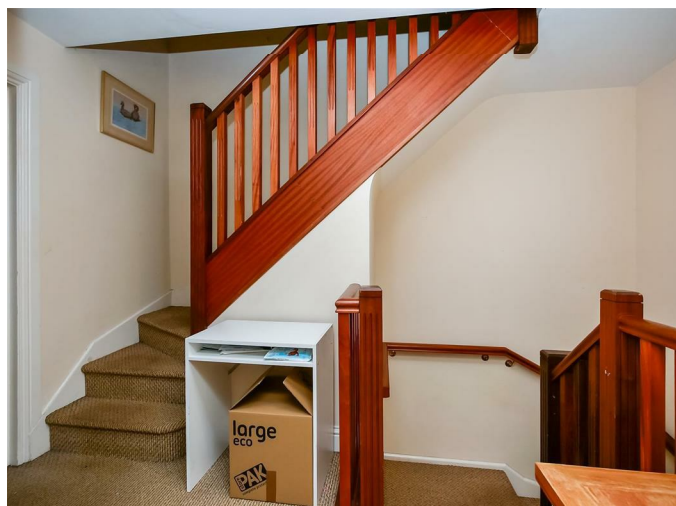
White Bathroom Suite 7'9" x 6'3" (2.38m x 1.91m)



White bathroom suite comprising of panelled bath with over hanging mains shower, pedestal wash hand basin with

stainless steel mixer taps and low flush w.c.
Part tiled walls and tiled flooring

Second Floor



Bedroom 1 18'4" x 9'11" (5.61m x 3.03m)



(measurements at widest points)

Ensuite 10'00'7" x 3'9" (3.05m x 1.16m)



White suite comprising of shower cubicle

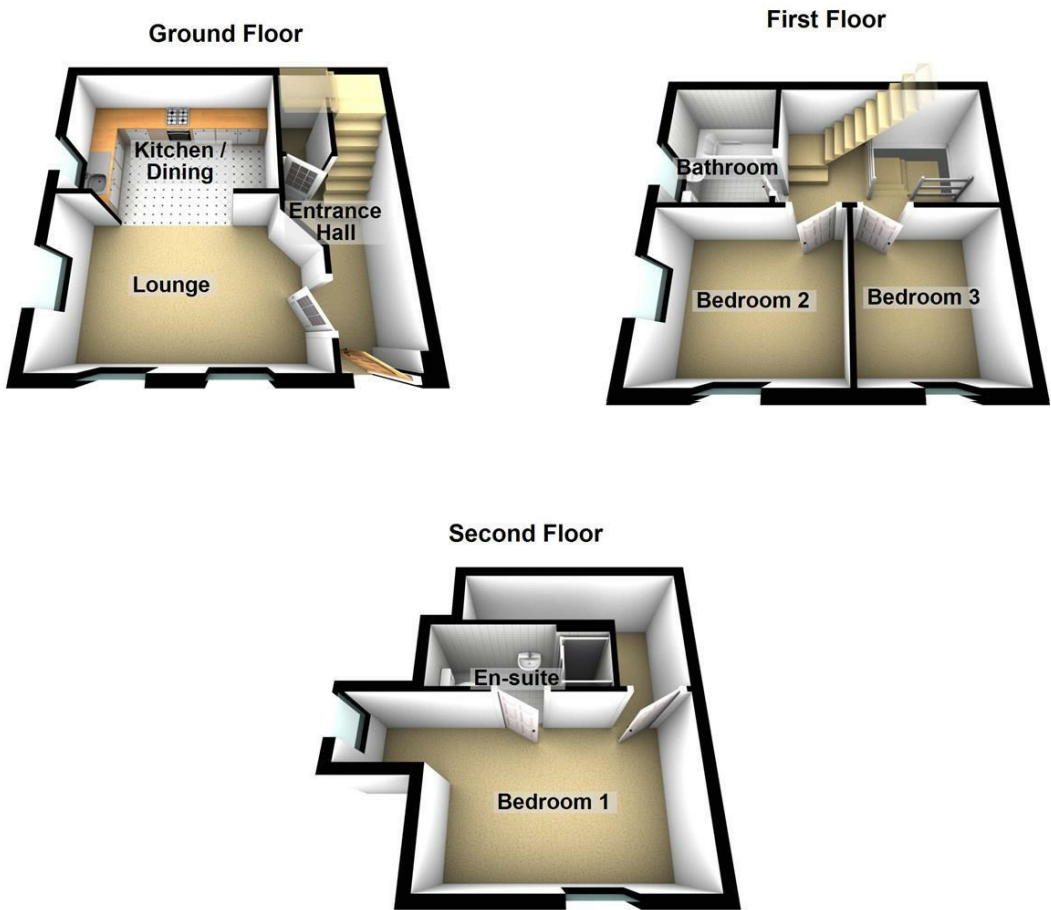
with electric shower, pedestal wash hand basin with stainless steel mixer taps and low flush w.c. Part tiled walls and tiled flooring.

Property Exterior

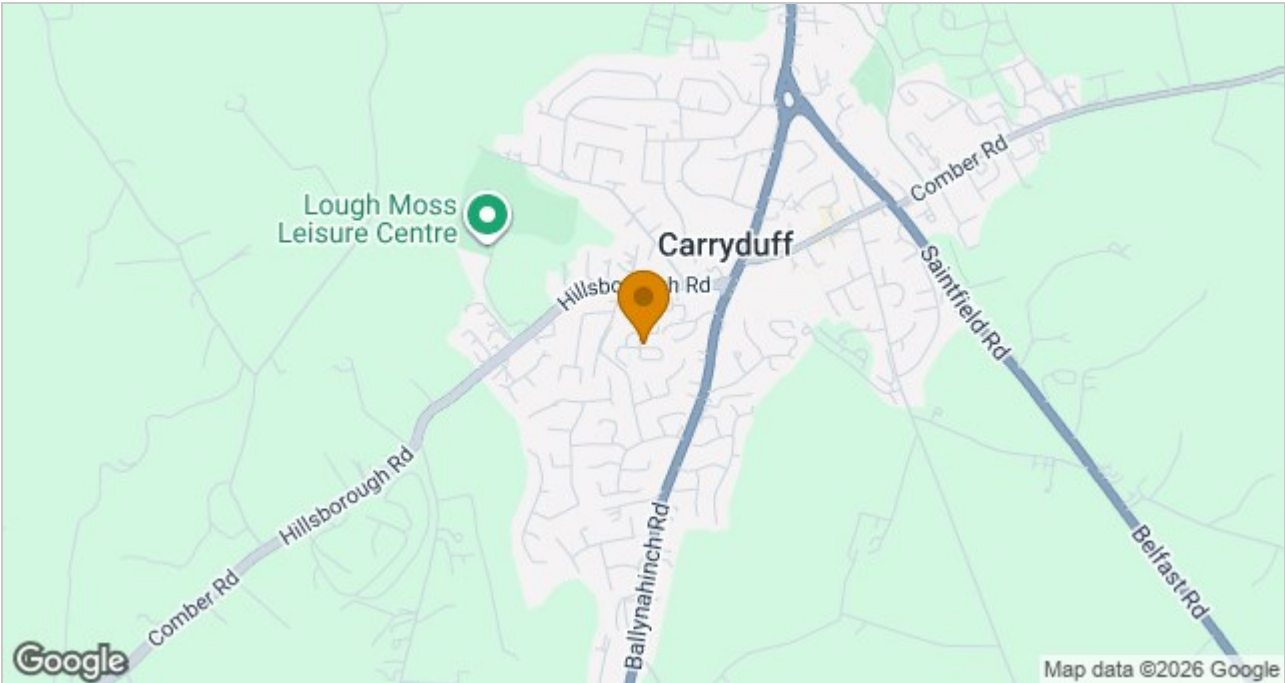


Low maintenance garden to the front and side covered in loose decorative stone and bordered by low level hedges.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK