



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

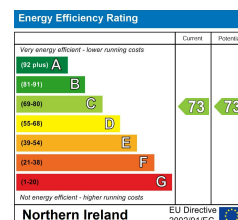
Asking Price £225,000

Situated just off the Hillsborough Road in Carryduff, this recently constructed town house offers convenience to the local schools, amenities and is in walking distance to the main arterial routes and transport links to Belfast, Lisburn and the surrounding areas.

Internally the property is in excellent condition and offers a versatile layout which comprises of a first floor entrance hall with w/c, open plan kitchen / dining room and spacious first floor lounge. On the top floor there is three good sized bedrooms with master ensuite and walk-in wardrobe and fitted white bathroom suite. On the ground floor there is a fourth bedroom / reception room, utility room, w.c and integral garage.

In addition to all of this, the property also benefits from gas fired central heating, double glazing, off street parking, EV charging point and an enclosed rear garden.

- Spacious Family Townhouse
- Open Plan Kitchen / Dining Room
- Ground & First Floor W.C
- Integral Garage with EV charge point
- Enclosed Rear Garden
- Four Bedrooms with Master ensuite
- White Bathroom suite
- Utility Room
- Gas Heating / Double Glazing
- Off Street Parking

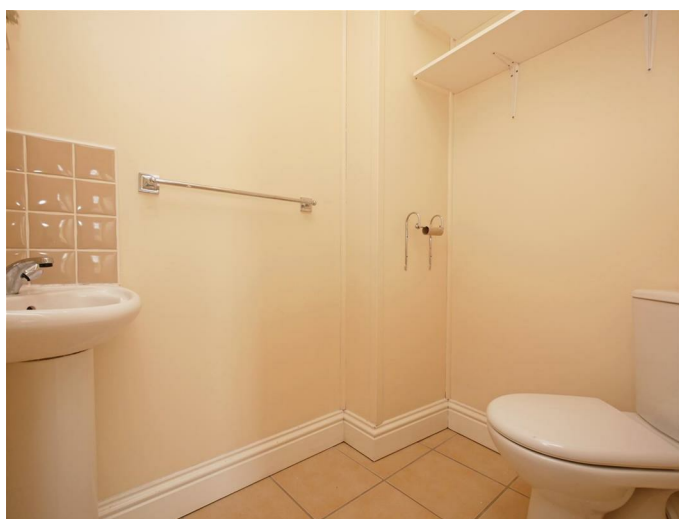


Entrance Hall



Glazed hardwood front door opens onto entrance hall.

W.C



White suite with pedestal wash hand basin and low flush w.c. Part tiled walls and tiled flooring.

Lounge 13'10" x 17'8" (4.23m x 5.39m)



Spacious lounge with Juliette balcony to the front of the property.

Kitchen / Dining room 11'5" x 19'6" (3.49m x 5.95m)



Open plan kitchen / dining room complete with selection of upper and lower level units with formica worktops, integrated dishwasher, electric oven and gas hob. Juliette balcony over looking rear garden.



Top Floor



Spacious landing with large built-in cupboard

Bedroom 1 10'9" x 15'7" (3.28m x 4.77m)



Large double bedroom with walk-in wardrobe and ensuite.

Ensuite 5'7" x 5'7" (1.71m x 1.72m)



Fitted ensuite complete with corner shower cubicle, pedestal wash hand basin and low flush w.c. Tiled walls and flooring.

Walk-in Wardrobe 6'5" x 5'4" (1.96m x 1.64m)

Complete with fitted clothes rail and additional shelving.

Bedroom 2 8'7" x 13'10" (2.64m x 4.23m)



Bedroom 3 9'0" x 8'2" (2.76m x 2.51m)



Built-in slide robes

Bathroom Suite 6'4" x 7'8" (1.94m x 2.36m)



White bathroom suite comprising of panelled bath with overhanging shower attachment, wash hand basin and low flush w.c. Part tiled walls and tiled flooring

Ground Floor

Bedroom 4 / Reception Room 11'5" x 13'3" (3.50m x 4.04m)



Double bedroom with upvc patio doors that open onto rear garden.



Utility Room 11'6" x 6'3" (3.51m x 1.93m)



Fitted utility room with a selection of lower level units with formica worktops and stainless steel sink and drainer. Plumbed

and power for washing machine and tumble dryer. Glazed upvc patio door opens onto rear garden.

W.C 7'4" x 3'6" (2.24m x 1.08m)



White suite with pedestal wash hand basin and low flush w.c. Part tiled walls and tiled flooring

Integral Garage 18'5" x 13'4" (5.62m x 4.07m)



Large integral garage with electric up & over garage door, 7KW EV car charging point, access to gas boiler and additional storage cupboard.

Enclosed Rear Garden

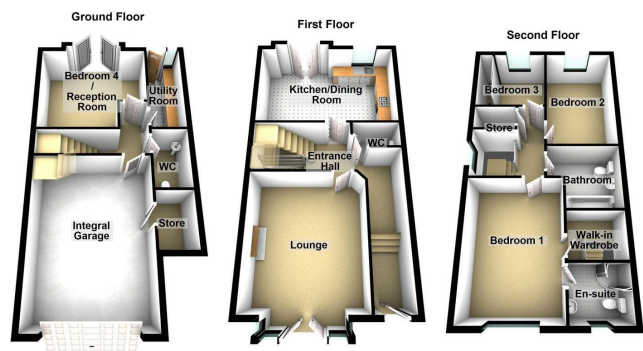


Communal Gardens



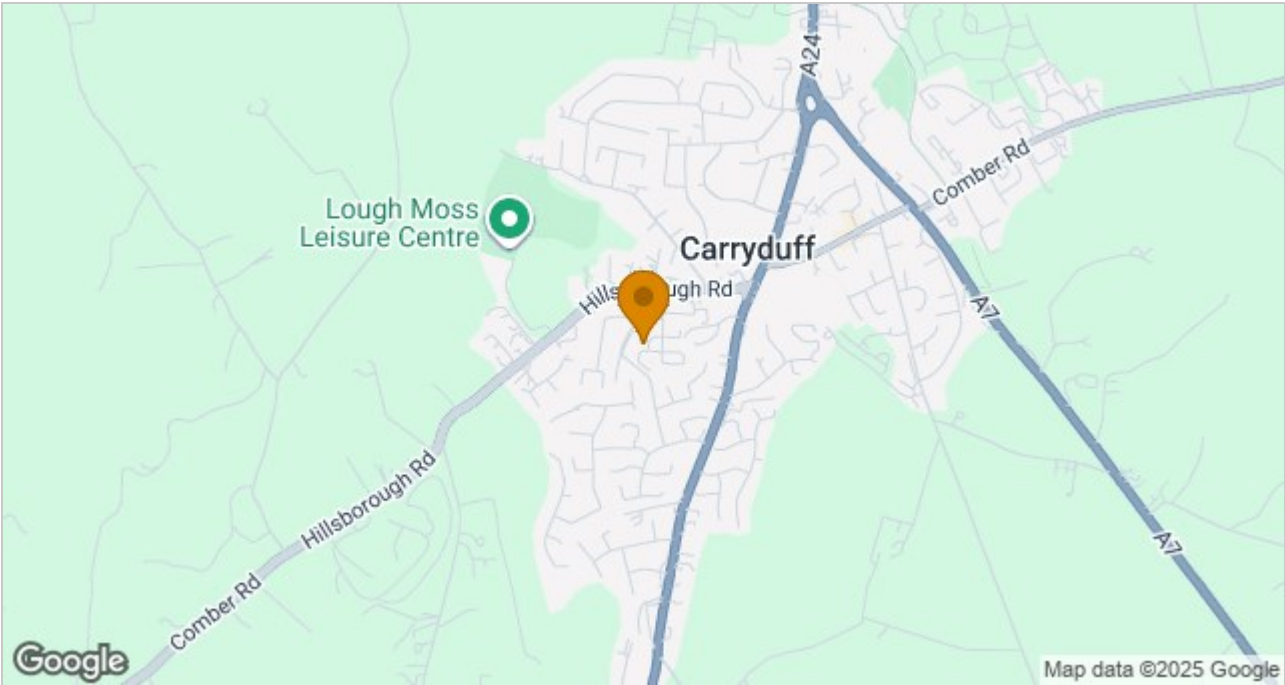
Please note that there is a service charge of £223.22 per annum.

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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