



## 2 The Demesne Cottages, Hillsborough Road, Carryduff, BT8 8GS

**Asking Price £185,000**

Situated within the popular and recently developed The Demesne development, this attractive townhouse occupies a quiet cul-de-sac setting just off the Hillsborough Road in Carryduff.

Offering excellent convenience to a range of local amenities, schools and transport links, the property is ideally positioned for commuting to Belfast, Lisburn and surrounding areas.

Internally, the home is well presented throughout and offers bright, well-proportioned accommodation over three floors.

The ground floor comprises a welcoming entrance hall and downstairs WC, leading to a spacious lounge which opens seamlessly into a modern fitted kitchen and dining area.

The first floor hosts two well-proportioned bedrooms along with a contemporary white bathroom suite, while the top floor features an impressive L-shaped principal bedroom suite offering excellent space and versatility.

Constructed in recent years, the property benefits from excellent energy efficiency with modern insulation standards, gas-fired central heating and double glazing throughout.

Perfectly suited to first-time buyers, young professionals or investors alike, this home offers stylish, low-maintenance living with little left to do except move in and enjoy.

- Modern Town House
- Lounge / Dining
- Downstairs W/C
- Gas Heating
- Communal Parking
- Three Good Sized Bedrooms
- Fitted Kitchen
- White Bathroom Suite
- Double Glazing
- Communal Gardens

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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



### Entrance Hall



Glass panelled front door with leading to entrance hall. Tiled flooring,

### Downstairs w.c



Sink unit. Low flush w.c Tiled flooring continued from hallway.

### Lounge 15'1 x 10'6 (4.60m x 3.20m)



Pvc glass panelled doors with glazed side panels. Under stairs storage housing gas boiler.

### Fitted Kitchen 8'5 x 8'2 (2.57m x 2.49m)



Full range of high and low level units, wood effect work tops, built in gas hob, stainless steel oven, stainless steel overhead extractor fan, Integrated fridge freezer. Plumbed for washing machine. Single drainer sink unit with mixer taps. Part tiled walls. Tiled flooring.

### First Floor

### Bedroom One 10'2 x 10'2 (3.10m x 3.10m)



### Bedroom Two 11'9 x 7'7 (3.58m x 2.31m)



### White Bathroom Suite



Comprising panelled bath with chrome shower unit above, pedestal wash hand basin, low flush w.c Part tiled walls. Tiled flooring.

### Stairs to 2nd Floor



### Bedroom Three 23'1 x 18'8 (7.04m x 5.69m)



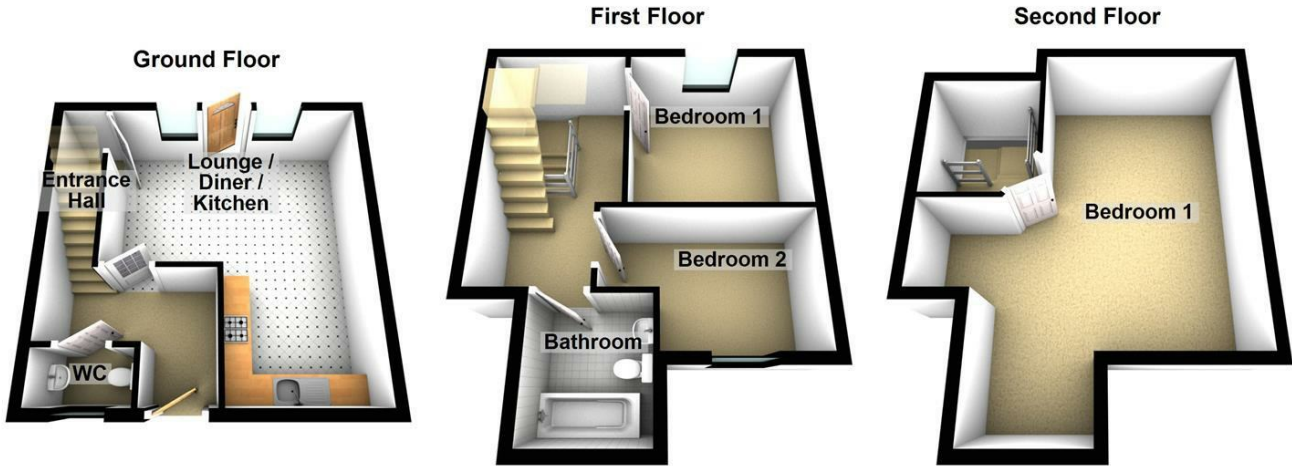
(at widest points)

### Outside

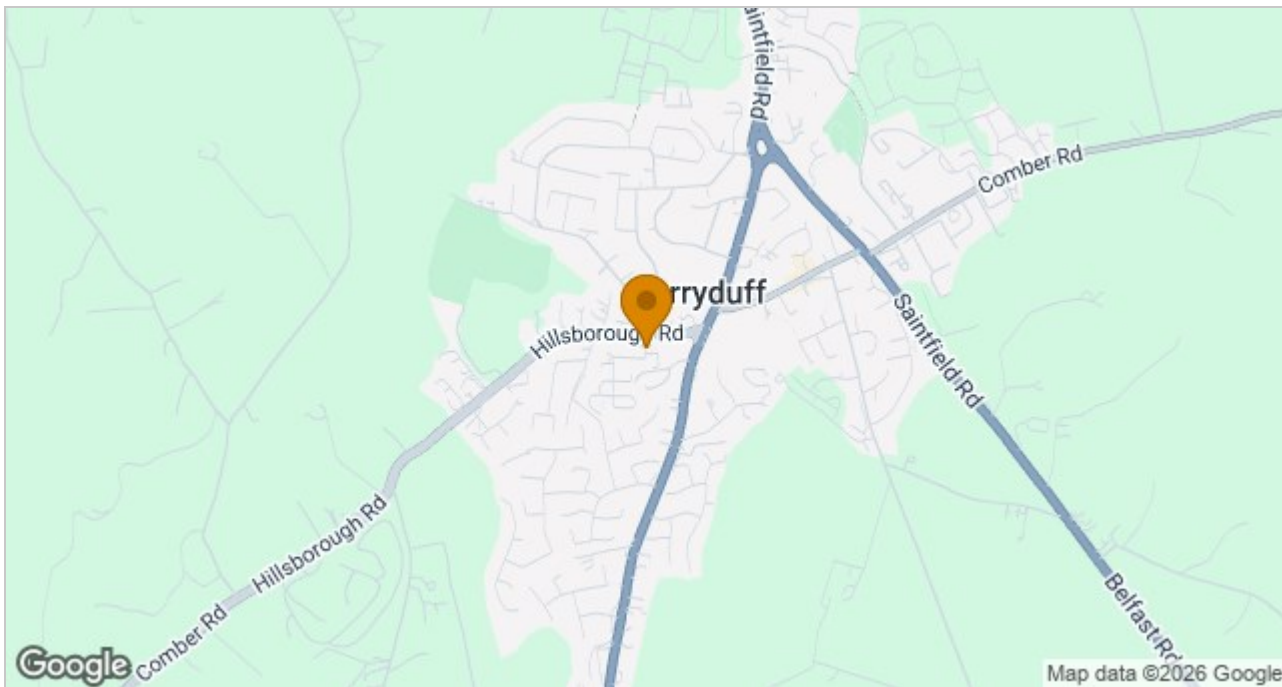


Communal parking to front and communal garden to the rear.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

**ANDERSONSTOWN**  
028 9060 5200

**BALLYHACKAMORE**  
028 9047 1515

**BALLYNAHINCH**  
028 9756 1155

**BANGOR**  
028 9127 1185

**CARRICKFERGUS**  
028 9336 5986

**CAVEHILL**  
028 9072 9270

**DONAGHADEE**  
028 9188 8000

**DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295

**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9070 1000



Forestsides Estates Ltd; Trading under licence as Ulster Property Sales (Forestsides) Reg. No. N1051121; Registered Office: 9 Upper Crescent, Belfast BT7 1NT ©Ulster Property Sales is a Registered Trademark