



## 20 Danesfort Park, Saintfield Road, Carryduff, BT8 8FG

**Asking Price £249,950**

Recently constructed, this spacious town house offers fantastic accommodation comprising, on the ground floor, a garden room, a downstairs w/c and vanity unit, access to integral garage which has been separated to create a utility room / store.

On the first floor there is a spacious lounge looking out over green space to the front of the property and a modern fitted kitchen with dining area.

On the second floor there are three bedrooms, principle with en-suite shower room and a bathroom with a contemporary white suite. The property also benefits from a gas heating system, double glazing and has been decorated and presented to an excellent standard throughout.

Outside, there is a double driveway with ample parking leading to the remaining section of the garage (storage area) and to the rear there is an enclosed patio area neatly bordered by a timber fence.

The Carryduff area continues to thrive with fantastic local schools, transport links into and out of Belfast, convenience shops to include the new Lidl and recreational facilities to include Lets Go Hydro, Lough Moss Leisure Centre and Rockmount Golf Club.

An excellent family home in fantastic order from top to bottom.

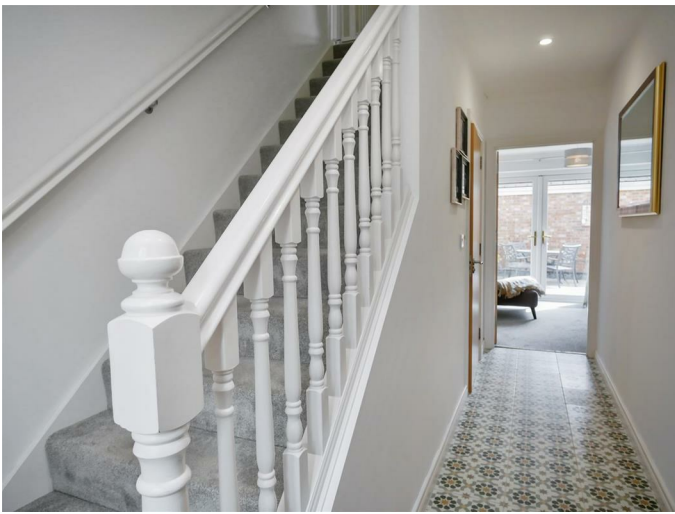
- Modern Town House
- 3 Bedrooms (Principle En-Suite) 2 Reception Rooms
- Utility Room / Store & Downstairs W/C
- Gas Heating
- Double Driveway To Front
- Alternatively 4 Bedrooms (Principle En-Suite) 1 Reception Room
- Modern Fitted Kitchen / Dining
- White Bathroom Suite On Top Floor
- Double Glazing
- Enclosed Patio Area To Rear

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		81	84

EU Directive 2002/91/EC



### Entrance Hall



Composite front door to entrance hall. Decorative tiled flooring. Access to former garage, now utility / store/gym.

### Garden Room / Bedroom 18'7 x 9'8 (5.66m x 2.95m)



Pvc doors to patio area.

### Utility/store/gym 12'5 x 11'5 (3.78m x 3.48m)



Large utility area. Single drainer sink unit with mixer taps. Range of units.

### Downstairs w.c



Vanity unit with mixer taps and storage below. Decorative tiled flooring. Spot-lights.

### First Floor

### Lounge 15'9 x 11'6 (4.80m x 3.51m)



Gas fireplace with chrome surround. Lovely views to green space at the front of the property.

### Shaker Kitchen/Dining 18'8 x 9'3 (5.69m x 2.82m)



Full range of high and low level units, glazed cabinet, built in wine rack, built in hob and double oven, stainless steel overhead extractor fan, 1.5 bowl granite composite sink unit with mixer tap, integrated fridge freezer and dishwasher. Part tiled walls. Tiled flooring. spot-lights.

## 2nd Floor



## Bedroom One 11'8 x 10'1 (3.56m x 3.07m)



## En-suite



Comprising walk in shower cubicle, with chrome shower, pedestal wash hand basin, low flush w.c Part tiled walls. Tiled flooring.

### Bedroom Two 9'9 x 8'2 (2.97m x 2.49m)



### Bedroom Three 9'9 x 8'5 (2.97m x 2.57m)



### White Bathroom Suite



Comprising panelled bath with mixer taps and hand shower, pedestal wash hand basin, low flush w.c Part tiled walls, tiled flooring.

### Landing

Access to roof space via fold down ladder.

### Outside Front

Driveway with ample parking for 2 cars Storage to the front access via garage door.

### Outside Rear



Enclosed flagged patio area to the rear range of plants, shrubs and trees.

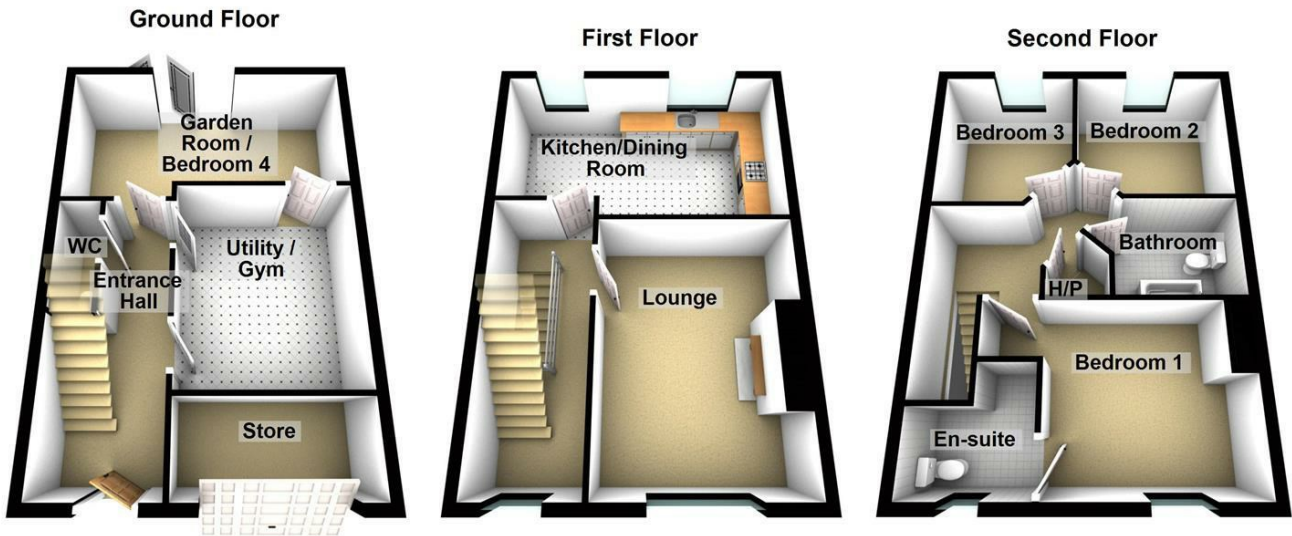


### Communal green space

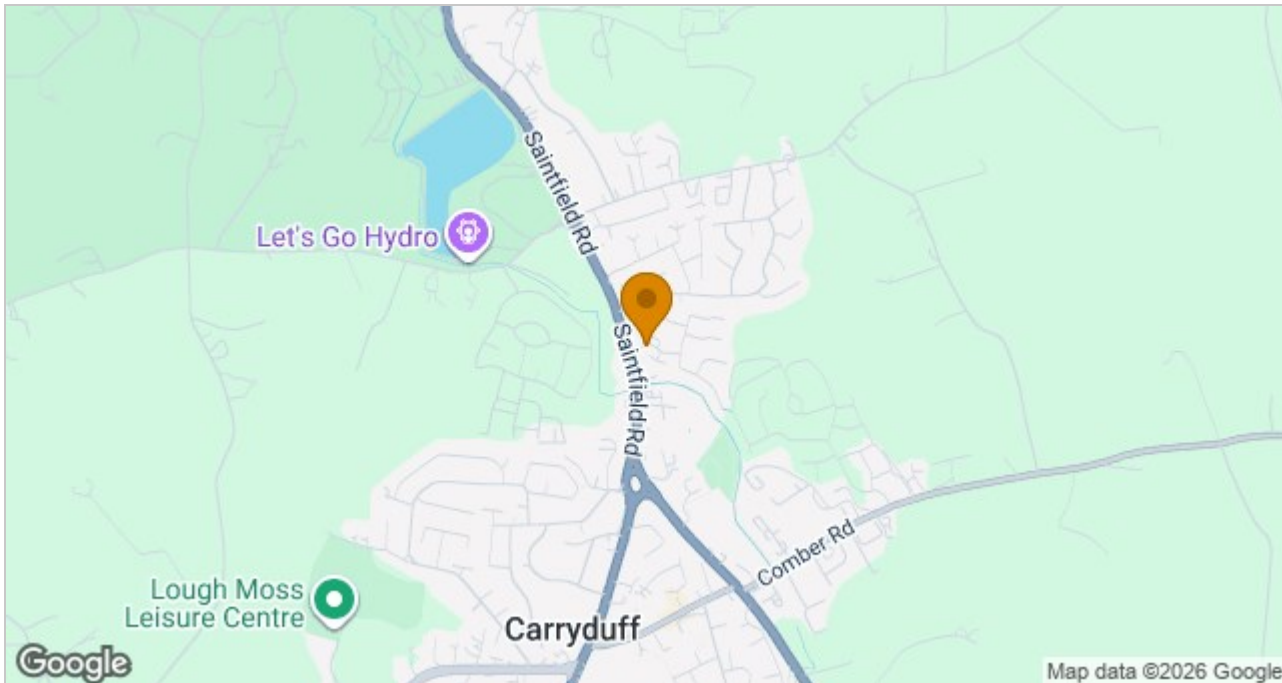


Communal green space opposite Number 20.

## Floor Plan



## Area Map



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