



32 The Demesne, Carryduff, Belfast, BT8 8GU

Asking Price £229,950

Located in the heart of Carryduff, The Demesne is a beautiful residential development that offers a selection of different style properties, catering to all families sizes and creating its own community atmosphere. Carryduff offers a wide selection of facilities such as excellent local primary schools, small independent shops and cafés, Lidl supermarket and transport links into Belfast and the surrounding areas. For the sporting enthusiast, there is a wide selection of sports clubs and facilities including Lough Moss leisure centre & Lets go Hydro waterpark. The property itself is a well presented townhouse which has recently been painted and fitted with new carpets throughout. Internally the accommodation comprises of four double bedrooms with master ensuite, generous sized lounge, fitted kitchen, ground floor w.c and white bathroom suite. Externally there is off street parking to the front and an enclosed garden to the rear with patio area and laid lawn. In addition to all this, the property also benefits from upvc double glazing and gas fired central heating.

A well presented and spacious family home, this house is perfect for any first time buyers or growing families looking for that extra bit of space. With no onward chain either, we don't anticipate this one sitting around for long so recommend you arrange a viewing at your earliest convenience so as not to miss out!

- Spacious End Terrace Town House
- Four Double Bedrooms with Master Ensuite
- Fitted Kitchen
- White Bathrooms Suite
- Enclosed Rear Garden with Laid Lawn
- Chain Free Sale
- Generous Sized Lounge
- Ground Floor W.C
- Gas Heating / Double Glazed
- Private driveway with Off Street Parking

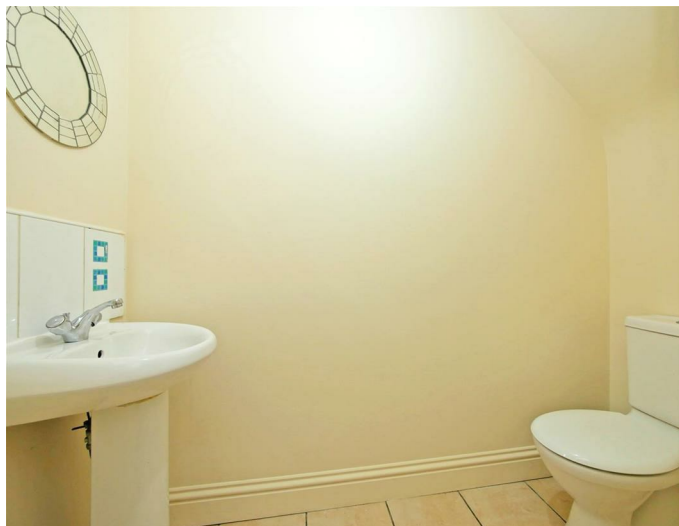
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Entrance Hall 4'11" x 9'3" (1.51m x 2.84m)



Glazed upvc front door opens onto entrance hall with laminate flooring.

Ground Floor W.C 7'2" x 3'0" (2.20m x 0.93m)



Low flush w.c and wash hand basin with stainless steel mixer taps. Part tiled wall and tiled flooring.

Lounge 15'1" x 11'8" (4.62m x 3.57m)



Spacious lounge with newly fitted carpets.

Fitted Kitchen 15'1" x 8'9" (4.62m x 2.67)



Fitted kitchen with a selection of upper and lower level units complete with formica worktops, stainless steel sink with drainer, integrated oven with gas hobs and overhead extractor fan. Part tiled walls and tiled flooring. Glazed upvc door opens onto enclosed rear garden.

First Floor

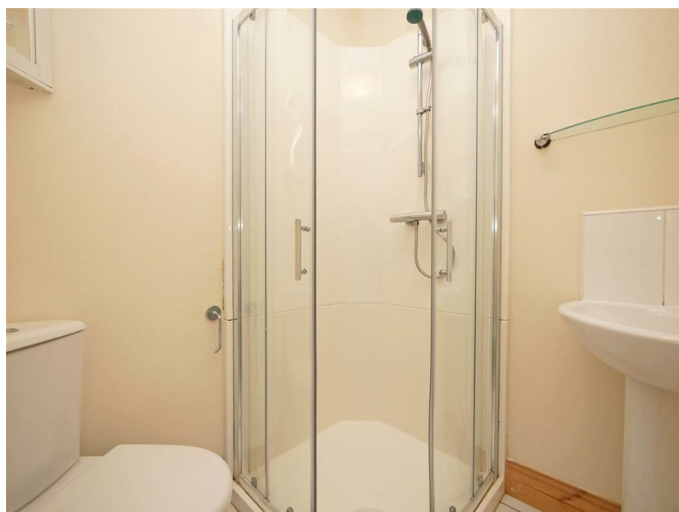


Bedroom 1 15'2" x 13'10" (4.64m x 4.22m)



(measurements at widest points) Spacious double bedroom with feature bay window and newly fitted grey carpets.

Ensuite 5'2" x 4'11" (1.59m x 1.51m)



White suite comprising of corner shower cubicle, wash hand basin and low flush w.c. Part tiled walls and tiled flooring

Bedroom 2 15'2" x 8'9" (4.64m x 2.67m)



Newly fitted grey carpet.

Second Floor

Bedroom 3 15'2" x 11'8" (4.64m x 3.57m)



(measurements at widest points) Newly fitted grey carpet.

Bedroom 4 15'2" x 8'9" (4.64m x 2.69m)



Newly fitted grey carpet.

White Bathroom Suite 7'10" x 5'2" (2.41m x 1.60m)



White bathroom suite comprising of panelled bath with over hanging shower attachment, pedestal wash hand basin and low flush w.c. Par tiled walls and tiled flooring.

Property Front

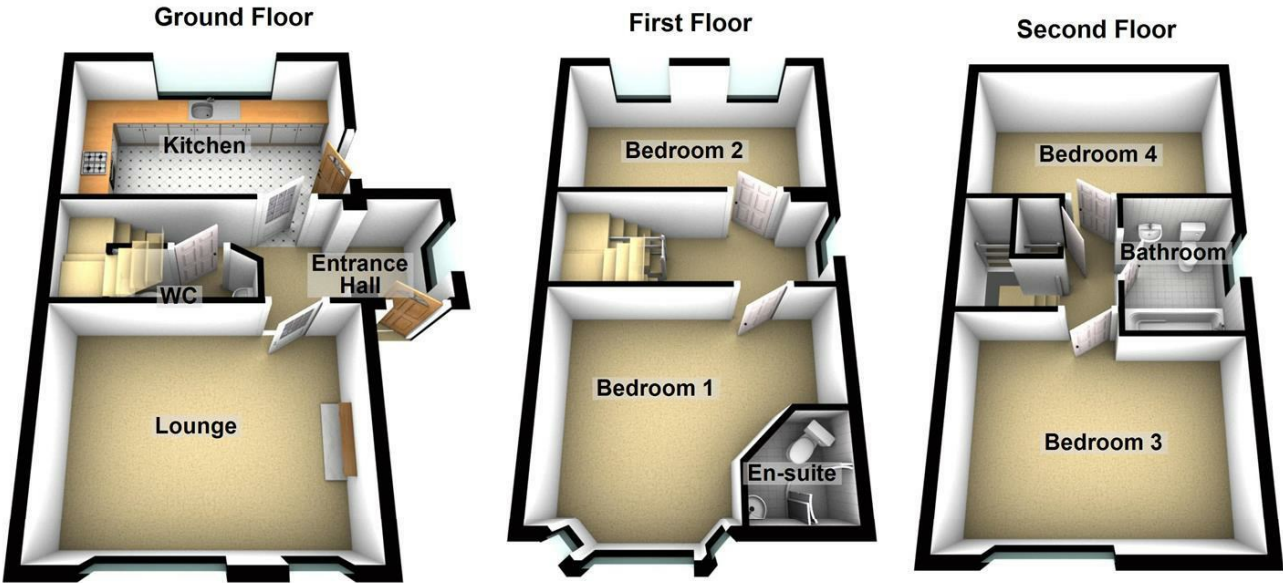
Private driveway to the front with off street parking.

Enclosed Rear Garden

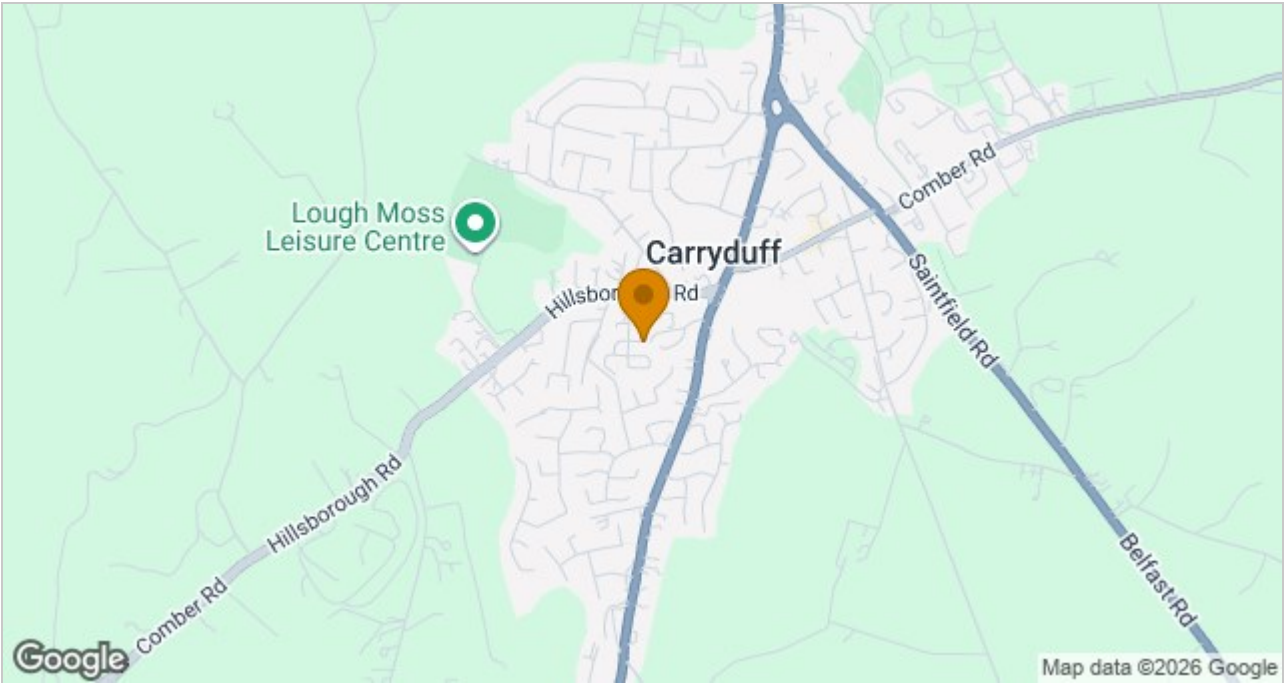


Enclosed rear garden with laid lawn and patio area bordered by timber fencing.

Floor Plan



Area Map



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