



26 Danesfort Park, Carryduff, BT8 8FG

Asking Price £245,000

Welcome to Danesfort Park, Carryduff, a charming location that could be the perfect setting for your new home!

Situated in a prime location, this property boasts excellent transport links into and out of Belfast, to include the Cairnshell Park & Ride. For families with children, there are leading primary and post-primary schools in the vicinity and fantastic local sporting clubs, perfect for those who enjoy an active lifestyle or want to encourage their children to participate in sports. The property itself offers spacious accommodation comprising of bedroom four / garden room, downstairs w/c, access to integral garage and utility area on the ground floor.

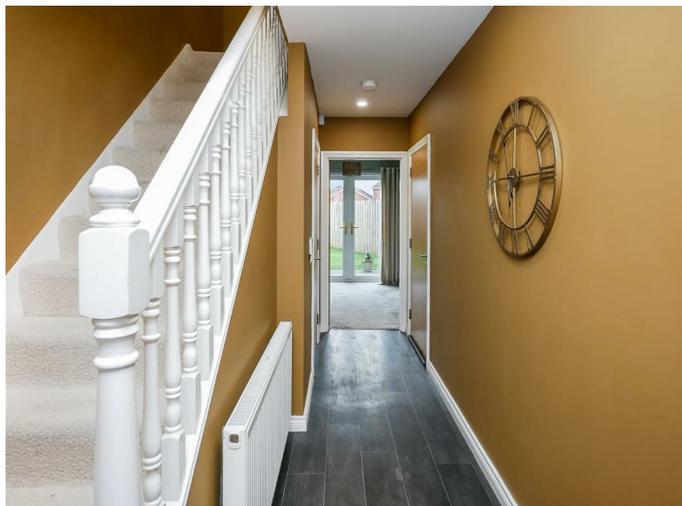
On the first floor there is a spacious lounge to the front and modern fitted kitchen / dining to the rear, with three good sized bedrooms, master with ensuite shower and family bathroom positioned on the top floor. The property also benefits from a gas fired central heating and double glazing as standard. Externally, there is a brick driveway to the front with off street parking leading to integral garage and enclosed garden to the rear finished in artificial grass.

An excellent first time purchase and / or family home.

- Modern Town House
- Versatile Accommodation of 4 Bedroom, Master with En-suite & 1 Reception
- Alternatively 3 Bedroom with Master En-suite & 2 Receptions
- Ground Floor W.C
- White Bathroom Suite
- Utility Room / Access To Rear
- Gas Heating / Double Glazed
- Driveway with Ample Off Street Parking
- Integral Garage
- Enclosed Rear Garden with Patio Area

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lowest running costs		
(81-91) B			
(69-80) C		78	81
(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



Pvc glass panelled front door to entrance hall. Laminate flooring.

Downstairs w.c



Sink unit with mixer taps. Low flush w.c Tiled flooring.

Bedroom Four / Garden Room 9'8 x 9'1 (2.95m x 2.77m)



Pvc patio doors to garden.

Access to Integral Garage

Utility Area (8'2 x 6'6) Range of units, single drainer, sink unit with mixer taps, gas boiler.

Utility Area 8'2 x 6'6 (2.49m x 1.98m)



Range of units, single drainer, sink unit with mixer taps, gas boiler.
Access to rear garden.

First Floor

Kitchen / Dining 16'6 x 10'4 (5.03m x 3.15m)



Full range of high and low level units. wood effect work tops, built in 4 ring hob and under oven, stainless steel overhead extractor fan, integrated fridge freezer and dishwasher, single drainer 1 1/4 bowl sink unit with mixer taps, Part tiled walls. Tiled flooring. Spot-lights.

Lounge 18'9 x 16'1 (5.72m x 4.90m)

(at widest points) Coal effect gas fire.

2nd Floor



Bedroom One 16'5 x 14'5 (5.00m x 4.39m)



(at widest points)

Ensuite



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

Bedroom Two 10'2 x 8'3 (3.10m x 2.51m)



Bedroom Three 10'6 x 8'7 (3.20m x 2.62m)



White Bathroom Suite



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

Landing

Access to the roof space. Hot-press with radiator.

Outside Front

Double blocked paving. Driveway with ample parking.

Integral Garage 19'6 x 15'9 (5.94m x 4.80m)



(at widest points) Up and over door. light and power.

Outside Rear



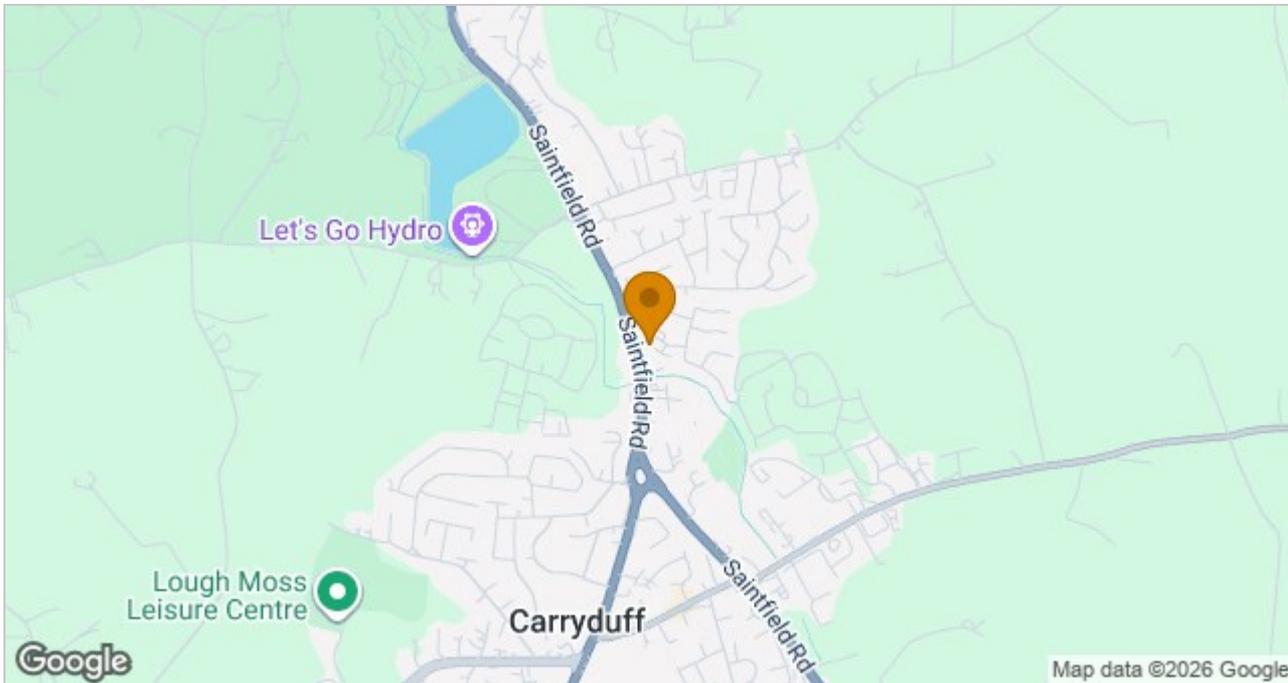
Enclosed rear garden and patio area. Garden laid in lawn with artificial grass. Bordered by timber fencing.

Notes

Please note this property has an alarm system.

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.

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