



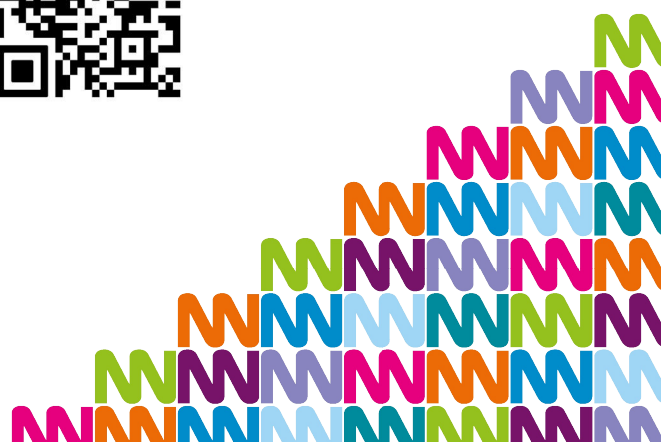
43 The Demesne
Carryduff, Belfast
BT8 8GU

**Offers In The
Region Of £259,950**

- Spacious Family Townhouse
- 4 Bedrooms with Master Ensuite
- Recently Fitted Modern Kitchen
- Living Area w/ Electric Fire
- Family Bathroom
- Ground & First Floor W/C
- Enclosed Rear Garden w/ Shed
- Integral Garage & Off Street Parking
- Gas Fired Central Heating
- Excellent & Convenient Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Situated in the highly sought after development just off the Hillsborough Road, this stunning property offers a rare opportunity to purchase a 4 Bed Townhouse in the coinvent location of Carryduff.

This well-proportioned family size accommodation of approx. 1,640 Sq Ft is spread over three floors.

Internally the property is in excellent condition and offers a versatile layout which comprises of a first floor entrance hall with w/c, newly fitted modern kitchen with open plan dining area and a spacious living room which brings in the perfect amount of natural light.

As you head to the top floor you are greeted with three very generously sized bedroom with master ensuite, walk in wardrobe and a family bathroom.

On the ground floor, you will be spoilt with a fourth bedroom (family room), utility room, another w/c and an integral garage which has considerable amount of space for all your storage needs.

This leads us to the fabulous enclosed rear garden that also consists of a garden shed. It requires very little maintenance and has the perfect amount of space, for families or those seeking extra space.

Ideally positioned for commuters, this property offers quick access to the main road and regular transport to Belfast City Centre and beyond. Carryduff provides all the essentials nearby, including shops, eateries, schools, and leisure facilities.

ACCOMODATION

The ground floor comprises of a bedroom / family room, utility room, W/C and an integral garage.

As you enter the first floor entrance hall you will be met with a newly fitted kitchen w/ open plan dining area. spacious living room and a W/C.

The top floor boasts three well proportioned bedrooms, master with ensuite & walk in wardrobe and a family bathroom.

OUTSIDE

To the front of the property there is a tarmac driveway, adjacent to this there is plenty of shared car parking spaces. The enclosed rear garden comprises of a resin bound gravel patio and an artificial grass area with a shed.

MORTGAGE ADVICE

Please contact our associate, Nuala Green from Ritchie & McLean Mortgage Solutions on 0778 7109 374 or email nuala@ritchiemclean.co.uk

Nuala is based in our Carryduff branch.

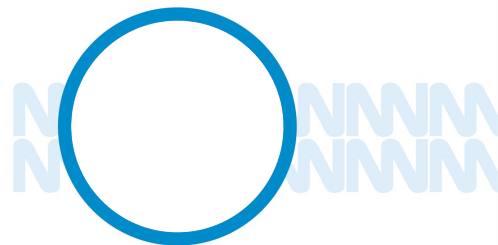
ENQUIRES TO

Kyle Toan:

kyle@quinnestateagents.com or 07542 607015



Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.



For any enquiry relating to this property, please contact

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