



We are pleased to present this attractive three-bedroom semi-detached home located in the ever-popular Marlborough Crescent in Carryduff – a quiet, established residential area ideal for families and first-time buyers alike.

Well maintained and thoughtfully presented throughout, this home offers bright, spacious living accommodation suited to modern lifestyles. Conveniently situated, it enjoys excellent access to Belfast, Lisburn, and Saintfield, with a wide range of local amenities including shops, cafés, schools, and public transport links all nearby.

Internally, the property comprises a welcoming entrance hall, a comfortable open plan living dining room and a modern kitchen/dining area – perfect for both everyday family life and entertaining guests. Upstairs, there are three well-proportioned bedrooms, including a generous main bedroom, stylish family bathroom and separate shower room. The property provides further roofspace storage with Velux window and access to the gas boiler.

Externally, the property benefits from an extensive private driveway with off-street parking, detached garage and a well-kept enclosed rear garden – ideal for children, pets, or summer BBQs. The front garden adds kerb appeal, while the overall plot provides a manageable outdoor space for busy households.

This is a fantastic opportunity to secure a quality home in a sought-after location with everything you need on your doorstep. Early viewing is highly recommended.

**Offers Around
£199,950**

42 Marlborough
Crescent,
Carryduff,
BELFAST, BT8 8NP

Viewing by
appointment with
& through agent
028 9266 1700

- Attractive Semi-Detached Home in a Quiet, Established Residential Area of Carryduff
- Popular Location with Excellent Access to Belfast, Lisburn, Saintfield, and Local Schools
- Ideal for Commuters with Easy Access to Main Road Networks and Public Transport Links
- Three Well-Proportioned Bedrooms, Including a Spacious Main Bedroom
- Bright and Airy Living Spaces with a Practical Layout for Modern Family Life
- Contemporary Kitchen/Dining Area with Excellent Storage and Worktop Space
- Spacious Lounge / Dining Room Ideal for Relaxing or Entertaining
- Stylish Family Bathroom with Modern White Suite and Separate Shower Room
- Part Floored Roofspace with Velux Window and Access to Gas Boiler
- Extensive Private Driveway with Ample Off-Street Parking
- Enclosed Rear Garden With Lawns and Raised Decking Area – Perfect for Children, Pets, or Summer BBQs
- Detached Garage with Light and Power Supply
- Front Garden with Lawns and Mature Planting Adding to the Property's Kerb Appeal
- Gas Fired Central Heating and Double Glazing Throughout
- A Fantastic Opportunity to Purchase in a Highly Sought-After Area – Early Viewing Advised



The Property Comprises:

Ground Floor

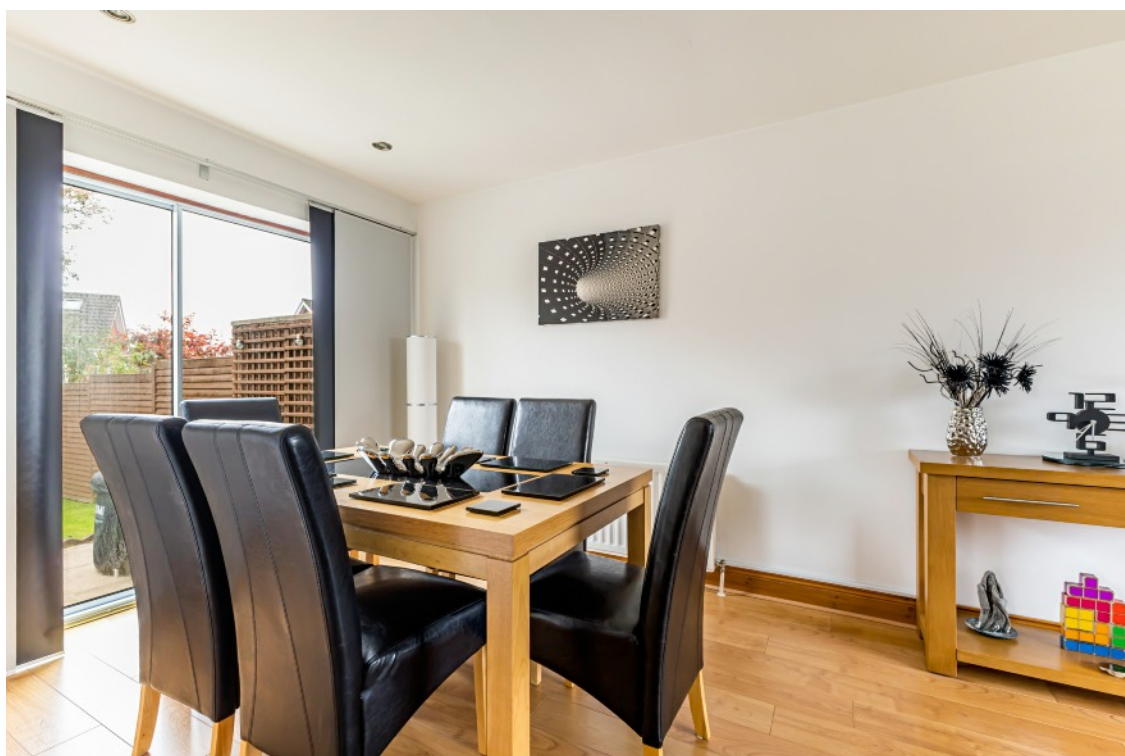
uPVC double glazed front door with frosted glass inset and frosted glass side light to:

RECEPTION HALL: Solid oak wooden flooring, under stairs storage.

LIVING ROOM: 12' 8" x 11' 0" (3.86m x 3.35m) (at widest points). Solid oak wooden flooring, outlook to front. Gas coal fire with slate hearth, wooden sleeper mantle and surround.



DINING AREA: 11' 7" x 8' 11" (3.53m x 2.72m) (at widest points). Solid oak wooden flooring, low voltage spotlights, uPVC double glazed sliding doors to rear garden.



KITCHEN: 11' 3" x 8' 0" (3.43m x 2.44m) (at widest points). Outlook to side. Solid oak wooden flooring. Range of high and low level units with laminate worktops, single drainer stainless steel sink unit with chrome taps. Stainless steel gas hob with extractor fan above, built-in oven and grill below. Space for washing machine, uPVC double glazed access door to rear garden with frosted glass inset. Dual entry door from hallway and dining area.



First Floor

LANDING: 13' 1" x 2' 11" (3.99m x 0.89m) Built-in storage cupboard.

BEDROOM (1): 11' 5" x 9' 1" (3.48m x 2.77m) (at widest points). Outlook to rear.



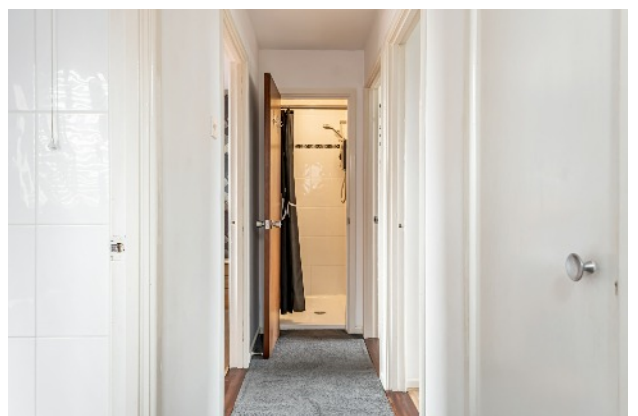
BEDROOM (2): 12' 1" x 7' 1" (3.68m x 2.16m) (at widest points). Outlook to front.



BEDROOM (3): 12' 1" x 6' 1" (3.68m x 1.85m) (at widest points). Outlook to front. Built-in storage.



SHOWER ROOM: Tiled shower enclosure with electric shower and telephone attachment, extractor fan. Access hatch to part floored roofspace via Slingsby ladder, light, Velux window. Access to gas boiler.



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BATHROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap and telephone attachment, polished tiled floor, part tiled walls, frosted glass window, extractor fan.



Outside

Front garden laid in lawns. Tarmac driveway with off-street parking for several cars.

Extensive, enclosed and private rear garden, part in lawn, part in patio. Raised timber decking area, shed. Excellent degree of privacy, mature surrounding trees.

DETACHED GARAGE: 18' 9" x 12' 4" (5.72m x 3.76m) (at widest points). Light and power. Additional roofspace storage.



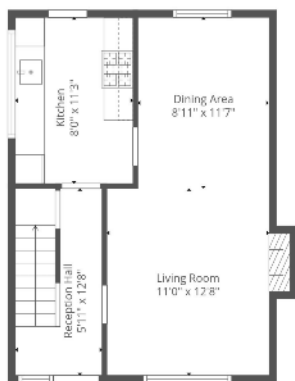


Location:

Marlborough Crescent is located just off the main Saintfield Road roundabout, Carryduff.

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Floor 1



Floor 2

TOTAL: 832 sq. ft
FLOOR 1: 422 sq. ft, FLOOR 2: 410 sq. ft
EXCLUDED AREAS: GARAGE: 231 sq. ft, FIREPLACE: 6 sq. ft, LOW CEILING: 10 sq. ft,
WALLS: 103 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Lisburn - 028 92 66 1700
 Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
www.templetonrobinson.com

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