



63 THE DEMESNE, CARRYDUFF, BT8 8GT



- An Excellent Townhouse Property Occupying A Prime Setting Within This Popular And Convenient Residential Location / Newly Decorated Throughout
- Lounge And Dining Area With Three Large Windows And Open Plan To Kitchen
- Kitchen With Range Of Built In Units With New Integrated Oven And Hob Fitted December 2025
- Cloakroom With Low Flush Suite
- Three Good Sized Bedrooms (One With Shower Room En Suite)
- Bathroom With White Suite And Grohe Thermostatic Shower
- Gas Fired Central Heating With New Ideal Combi Boiler Fitted February 2026 Guaranteed For 10 years

PRICE: OFFERS IN THE REGION OF £159,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C73

REF:DL29052608HG

- PVC Double Glazed Windows
- Excellent C73 Energy Rating For Low Running Costs
- An excellent starter home located close to many local amenities, shops and regular transport to Belfast City Centre. The property has recently undergone various upgrades and redecoration making it ideal for those seeking a well proportioned and easy to run first time property, early viewing is highly recommended.

ACCOMMODATION:

Measurements are approximate.

ENTRANCE HALL:

Ceramic tiled floor. Panelled entrance door.

CLOAKROOM:

Low flush suite. Close couple low flush WC. Pedestal wash hand basin. Tiled splashback. Ceramic tiled floor.

LOUNGE AND DINING AREA:

5.67m (18'7") x 4.22m (13'10")

Measurement taken to widest points. Wall mounted gas fire (not connected for decoration purposes only). Three large windows. Open plan to kitchen.

KITCHEN:

2.30m (7'7") x 2.15m (7'1")

Range of high and low level units. Woodstrip effect worktops. Bowl and a half single drainer stainless steel sink unit. Swan neck mixer tap. Recently fitted integrated oven and four ring gas hob. Extractor hood in stainless steel canopy. Ceramic tiled floor. Storage under stairs with light and ceramic tiled floor.



FIRST FLOOR

BEDROOM (2):

3.56m (11'8") x 3.00m (9'10")

Private outlook.



BEDROOM (3):

3.56m (11'8") x 2.60m (8'6")

Private outlook.

BATHROOM:

Panelled bath. Thermostatic shower and shower screen. Pedestal wash hand basin. Mono style mixer tap. Tiled splashback. Close couple low flush WC. Part tiled walls. Ceramic tiled floor.



SECOND FLOOR

BEDROOM (1):

3.62m (11'11") x 3.48m (11'5")

Gable window with panoramic views. Large roof window.

SHOWER ROOM EN-SUITE:

Shower cubicle with electric shower. Pedestal wash hand basin. Mono style mixer tap. Tiled splashback. Close couple low flush WC. Ceramic tiled floor.



OUTSIDE:

Communal gardens and parking area.

TENURE: We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

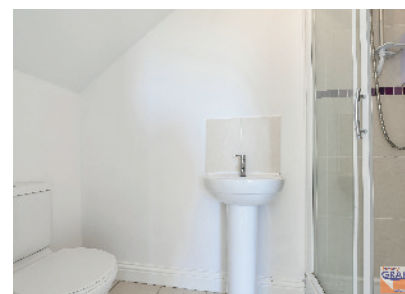
For period April 2026 to March 2027 £1,095

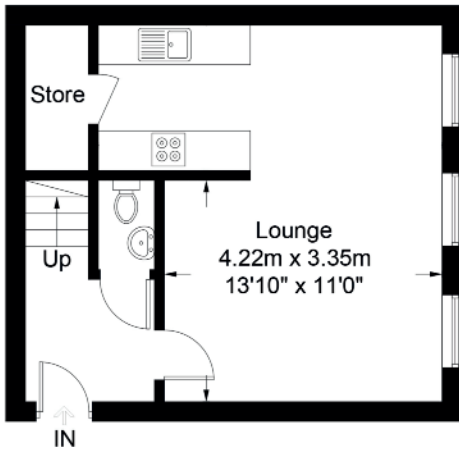
SERVICE CHARGE:

A service charge of £275 per annum (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

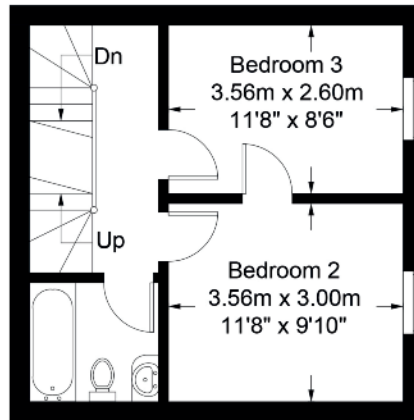
DIRECTIONS:

From Ballynahinch Road turn into Hillsborough Road and then left into The Demesne. Proceed to central area and follow road to the right and the rear of the development, number 63 is at the end on the left.

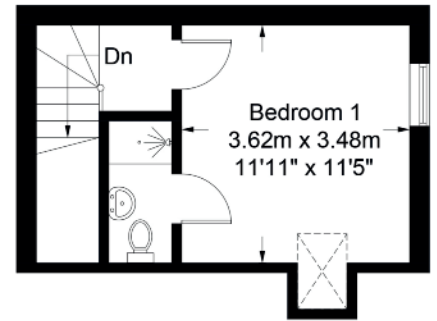




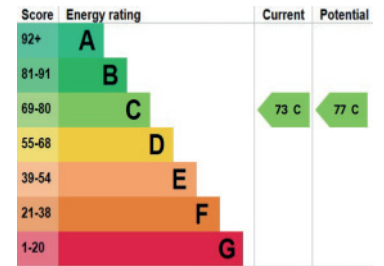
Ground Floor



First Floor



Second Floor



The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

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