



75 The Demense, Carryduff,
Belfast, BT8 8GT

Asking Price £117,500

Dougan
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KEY FEATURES

- Superb Mews Townhouse Located In The Ever Popular “Demesne” Development In Carryduff
- Many Local Amenities Within Walking Distance
- Belfast City Centre And Surrounding Towns Easily Accessible
- Adaptable Accommodation
- Bright And Spacious Living Room With Feature Wall Mounted Gas Fire Open TO -
- A Modern Fitted Kitchen With Walk in Pantry
- Three Bedrooms
- Substantial Master Bedroom With Luxury Ensuite
- Well Appointed Family Bathroom In White Suite
- Downstairs W.C
- Gas Fired Central Heating
- Double Glazing
- Lovely Aspect Over Courtyard And Gardens
- Early Viewing Advised

SUMMARY

Extremely well presented, Mews Townhouse, located in the ever popular Demesne Development, a short distance from all the local amenities of Carryduff. Belfast City and other provincial towns are within easy commuting distance by bus or car.

Internally the property has been finished to an exceptional standard. The ground floor comprises of a modern, fully fitted kitchen with walk in pantry open to a bright and spacious living room and a w.c. cloakroom. A substantial master bedroom with luxury ensuite is located on the first floor and benefits from a lovely aspect over the courtyard. Bedroom two (or a second reception) also overlooking the courtyard is to the second floor along with a luxury bathroom. The third bedroom is located on the third floor.

The property is fully double glazed and benefits from gas fired central heating.

Early viewing is advised to appreciate this fine home.



ACCOMMODATION:

Ground Floor

ENTRANCE HALL:

Laminate wooden floor, cloakroom with gas boiler

DOWNSTAIRS W.C:

Low flush w.c, wash hand basin with splash back, extractor fan, ceramic tiled floor

LIVING ROOM OPEN TO KITCHEN:

18' 7" x 14' 9" (5.66m x 4.5m)

Living Room - Wall mounted gas floor.

Kitchen -

Excellent range of high and low level units, formica work surfaces, stainless steel sink unit, integrated oven and gas hob, extractor fan, integrated fridge freezer, integrated washing machine, partly tiled walls, ceramic tiled floor.

Walk in Pantry / Storage.

Measurements at widest points

First Floor

LANDING:

BEDROOM (1): 18' 5" x 12' 4" (5.61m x 3.76m)

Aspect over courtyard

ENSUITE SHOWER ROOM:

Luxury suite comprising a fully tiled shower cubicle, pedestal wash hand basin with tiled splash back, low flush w.c, tiled floor

Second Floor

LANDING:

BEDROOM (2) / RECEPTION (2): 18' 5" x 11' 7" (5.61m x 3.53m) Aspect over courtyard

BATHROOM: Panel bath, low flush w.c, pedestal wash hand basin with tiled splash back, partly tiled walls, tiled floor

Third Floor

LANDING:

BEDROOM (3): 16' 5" x 11' 7" (5m x 3.53m)

Measurements at widest points

Outside

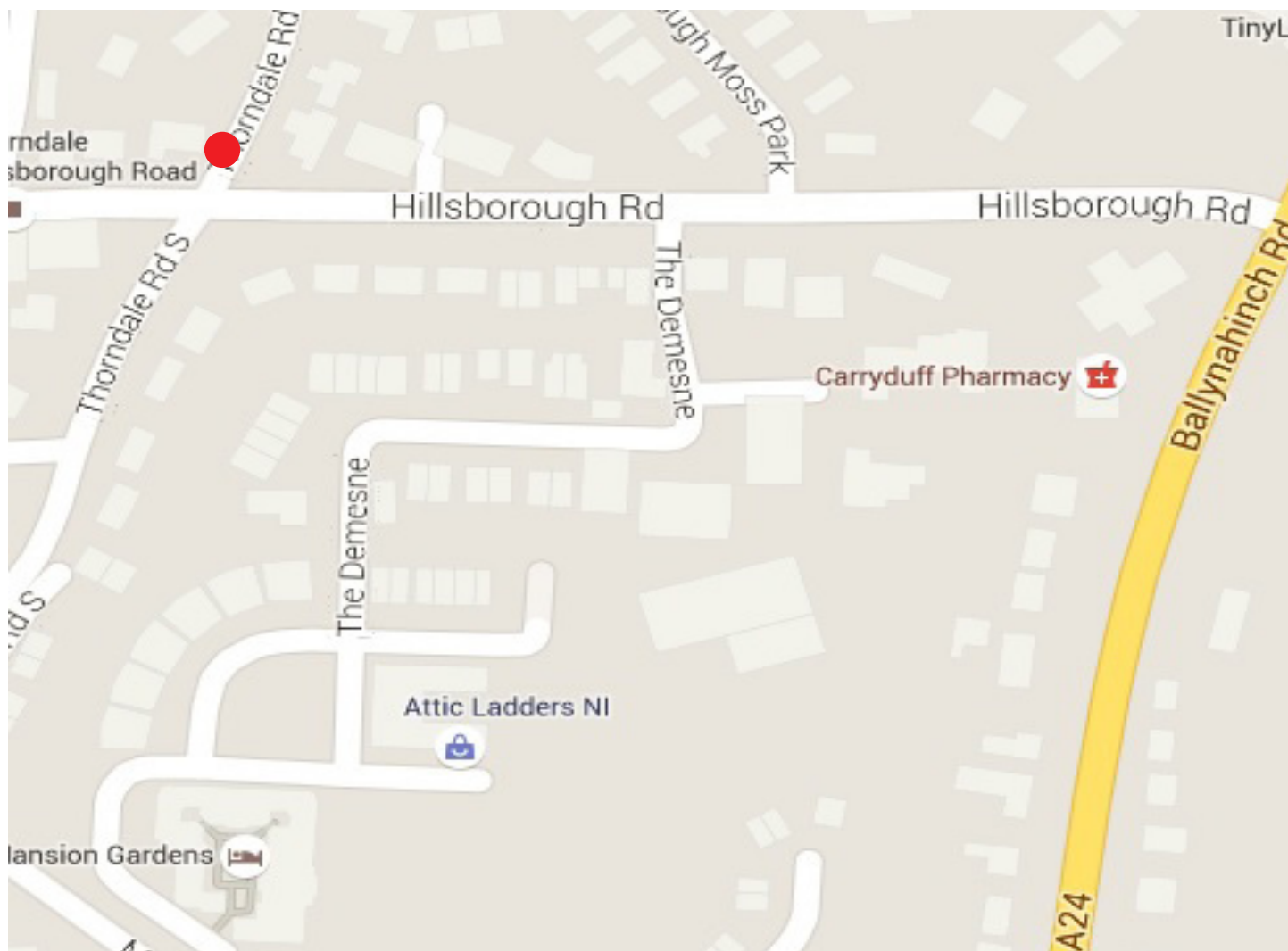
Communal parking and well maintained communal gardens.







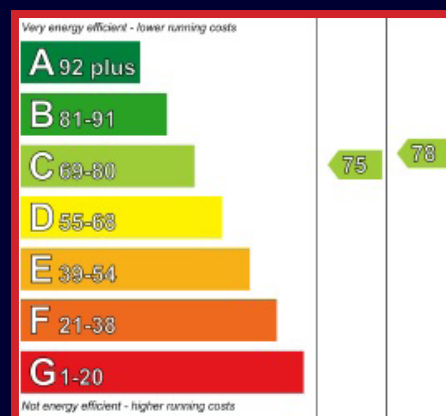




Travelling along the Hillsborough Road from Carryduff, The Demesne development is located on the left hand side



EPC



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