



Excellent opportunity to purchase an extremely spacious town house in a convenient and popular location just off the Hillsborough Road in Carryduff.

The accommodation is divided over four floors briefly comprising bright living room with gas fire, open plan to a modern kitchen/dining area. Upstairs are four well-proportioned bedrooms, principal with en-suite shower to compliment the contemporary family bathroom suite.

Additional features include downstairs wc, gas central heating and double glazing. The property is beautifully presented by its current owners and has been recently re-painted with new floor coverings throughout leaving nothing to do but move in and enjoy.

Early viewing highly recommended.

Asking Price
£179,500

103 The Demesne,
Carryduff,
BELFAST,
BT8 8GT

Viewing by
appointment
through agent
028 9066 3030



- Impressive 4 Bedroom Townhouse in Sought After Residential Development
- Approximately 1500 sq ft of Flexible Accommodation
- Spacious Family Room Opening to Fitted Kitchen
- Principal Bedroom with Ensuite Shower Room
- 3 Additional Bedrooms & Bathroom
- Double Glazed Windows
- Gas Fired Central Heating
- Views Over Communal Landscaped Area

The Property Comprises:

Ground Floor

uPVC front door to . . .

HALLWAY: Vinyl flooring.



LIVING ROOM: 21' 0" x 14' 9" (6.4m x 4.5m) Gas fire, carpeted.



Open plan to . . .

KITCHEN: Range of high and low level units, built-in oven, formica work surfaces, four ring gas hob, extractor, stainless steel sink with mixer tap, plumbed for washing machine, part tiled walls, tiled flooring.



DOWNSTAIRS W.C.: Low flush wc, wash hand basin, vinyl flooring, extractor fan.

First Floor

LANDING: Storage cupboard.

BEDROOM (1): 19' 0" x 14' 1" (5.79m x 4.29m) Carpeted.



ENSUITE SHOWER ROOM: 6' 6" x 6' 5" (1.98m x 1.96m) Low flush wc, wash hand basin, walk-in shower cubicle with electric Aqua shower unit, tiled flooring, part tiled walls, extractor fan.

Second Floor

LANDING: Carpeted, storage cupboard.

BEDROOM (2): 13' 11" x 9' 11" (4.24m x 3.02m) Carpeted.



BEDROOM (3): 13' 11" x 8' 8" (4.24m x 2.64m) Carpeted.

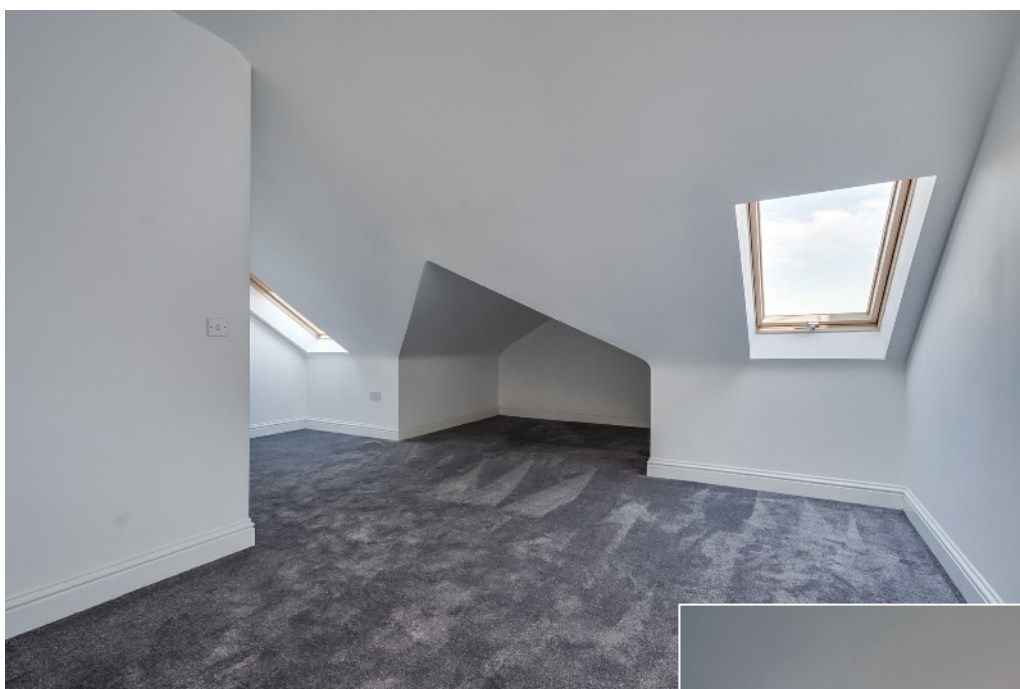


BATHROOM: 6' 5" x 6' 3" (1.96m x 1.91m) Three piece suite comprising low flush wc, wash hand basin, bath with overhead shower, tiled flooring, part tiled walls, extractor fan.



Third Floor

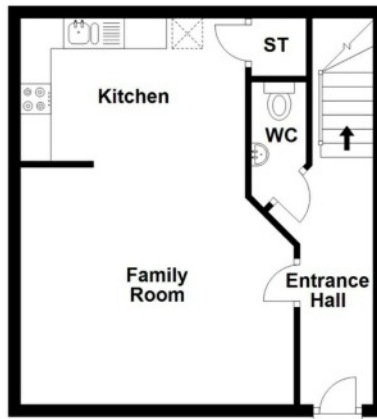
BEDROOM (4): 21' 10" x 19' 0" (6.65m x 5.79m) Carpeted, two Velux windows.





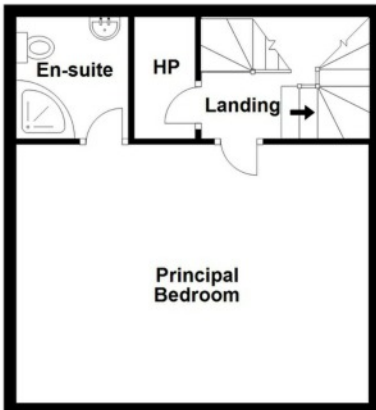
Ground Floor

Approx. 36.8 sq. metres (396.4 sq. feet)



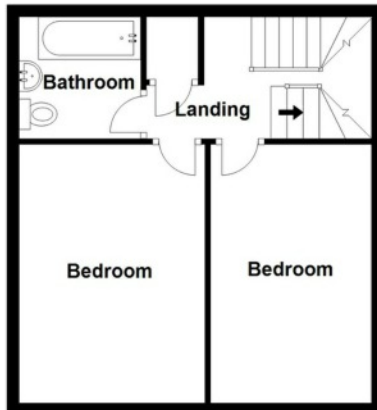
First Floor

Approx. 37.2 sq. metres (400.7 sq. feet)



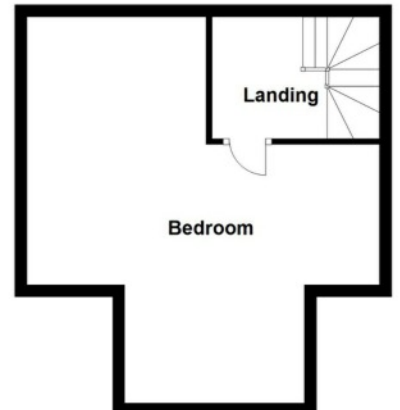
Second Floor

Approx. 36.9 sq. metres (397.1 sq. feet)



Third Floor

Approx. 31.3 sq. metres (336.7 sq. feet)



Total area: approx. 142.2 sq. metres (1530.9 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

103 The Demesne

Management company: CSM.

Management Fees: £260 per annum.

Energy Rating

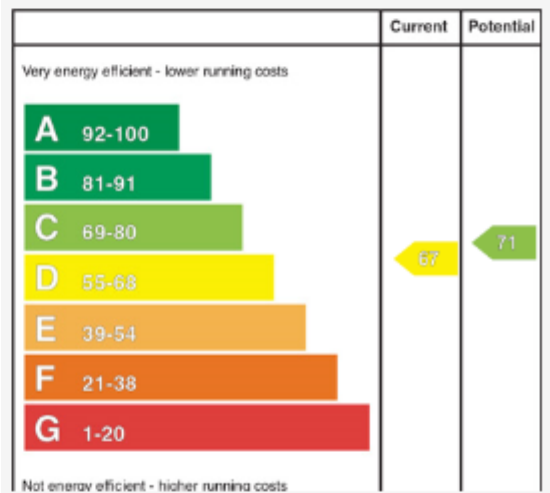
Epc Type: Domestic

Current: D67

Potential: C71

EPC Landmark Code: 1632-5124-2100-0284-5206

[Epc Certificate](#)



Location:

Travelling out of Belfast on the Saintfield Road take the second exit at the Carryduff roundabout towards Ballynahinch. The Carryduff centre is on your left hand side, turn right at the traffic lights onto Hillsborough Road. The Demesne is approx 100m on your left hand side.

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

North Down - 028 90 42 4747

www.templetonrobinson.com



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