



29 Danesfort Park, Carryduff, Belfast, BT8 8FG

Asking Price £195,000

Welcome to Danesfort Park, Carryduff, Belfast - a charming location that could be the perfect setting for your new home! Situated in a prime location, this property boasts excellent transport links into and out of Belfast, to include the Cairnshill Park & Ride. For families with children, there are leading primary and post-primary schools in the vicinity and fantastic local sporting clubs, perfect for those who enjoy an active lifestyle or want to encourage their children to participate in sports.

The property itself comprises three good sized bedrooms, master with en-suite, spacious lounge with access to modern fitted kitchen, utility area, downstairs w/c and white bathroom suite on first floor.

The property also benefits from a gas heating system and is double glazed.

An excellent first time purchase and / or family home.

- Recently Constructed Town House
- Master With En-Suite
- Modern Fitted Kitchen/Dining
- White Bathroom Suite
- Enclosed Rear Patio & Garden
- Three Bedrooms
- Spacious Lounge
- Utility Area & Downstairs W/C
- Gas Heating/Double Glazed
- Communal Parking

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		72	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC



Entrance

Glass panelled front door to entrance hall.

Lounge 18'9 x 12'2 (5.72m x 3.71m)



(into bay) Stainless steel hole in the wall style fire-place with coal effect gas fire.



Kitchen/Dining 12'2 x 9'9 (3.71m x 2.97m)



Shaker style fitted kitchen with Formica work surfaces, 4 ring gas hob and double oven, stainless steel extractor fan, integrated fridge freezer and dish-washer. Part tiled walls. Tiled flooring. Spot-lights.



Utility Area



Range of fitted units, single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Tiled flooring. Gas boiler. Access to the rear.

Downstairs w/c Cloaks



Cloaks area with downstairs w/c & sink unit.

First Floor

Bedroom One 10'5 x 10'4 (3.18m x 3.15m)



Double built in mirrored slide robes.



En-suite



Corner shower cubicle with Mira shower unit, pedestal wash hand basin, low flush w.c
Part tiled walls. Tiled flooring. Spot-lights.

Bedroom Two 10'2 x 9'5 (3.10m x 2.87m)



Bedroom Three 10'0 x 6'1 (3.05m x 1.85m)



Access to the roof space via fold down ladder, partially floored for storage with light and power. Skylight window, (Please note flooring strengthened at time of construction.)

White Bathroom Suite



Comprising panelled bath with mixer taps, wash hand basin with mixer taps. Low flush w.c Part tiled walls. Tiled flooring. Spot-lights.

Landing

Hot-press.

Outside Front

Communal parking to front. Communal green area with range of mature plants trees and shrubs.

Outside Rear

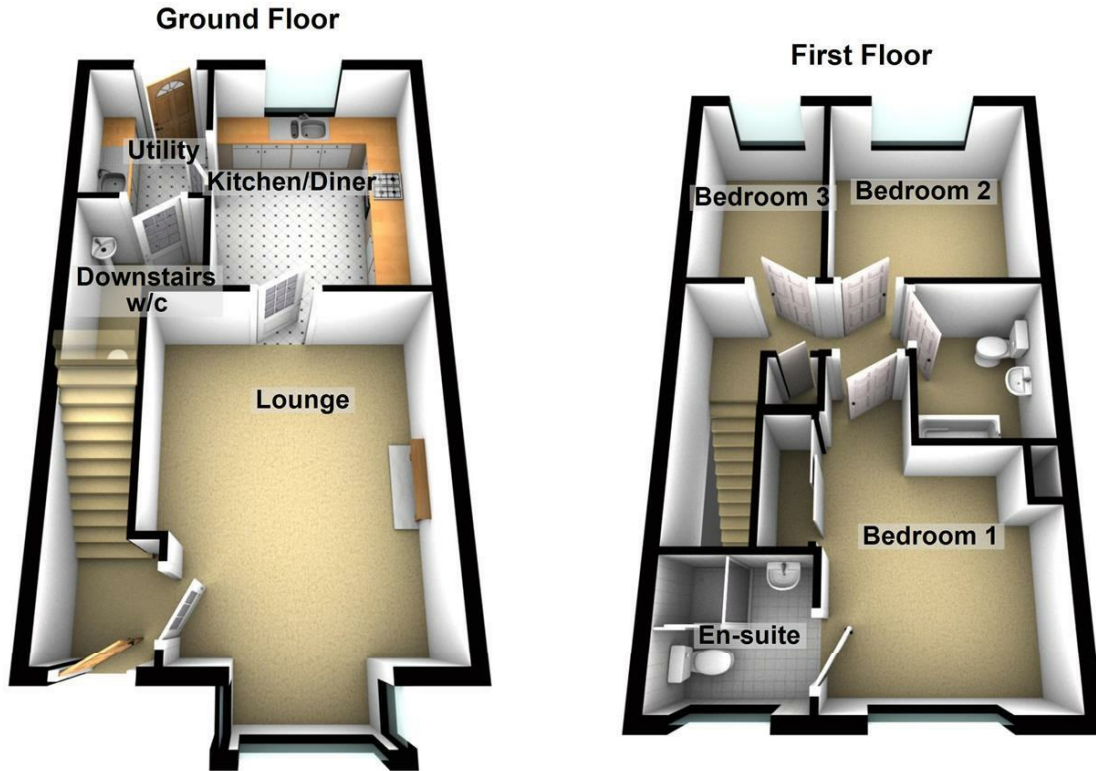


Flagged patio area, leading to garden laid in lawns, bordered by timber fencing. Outside tap. Access and shared alley for bin access.

Management Fee

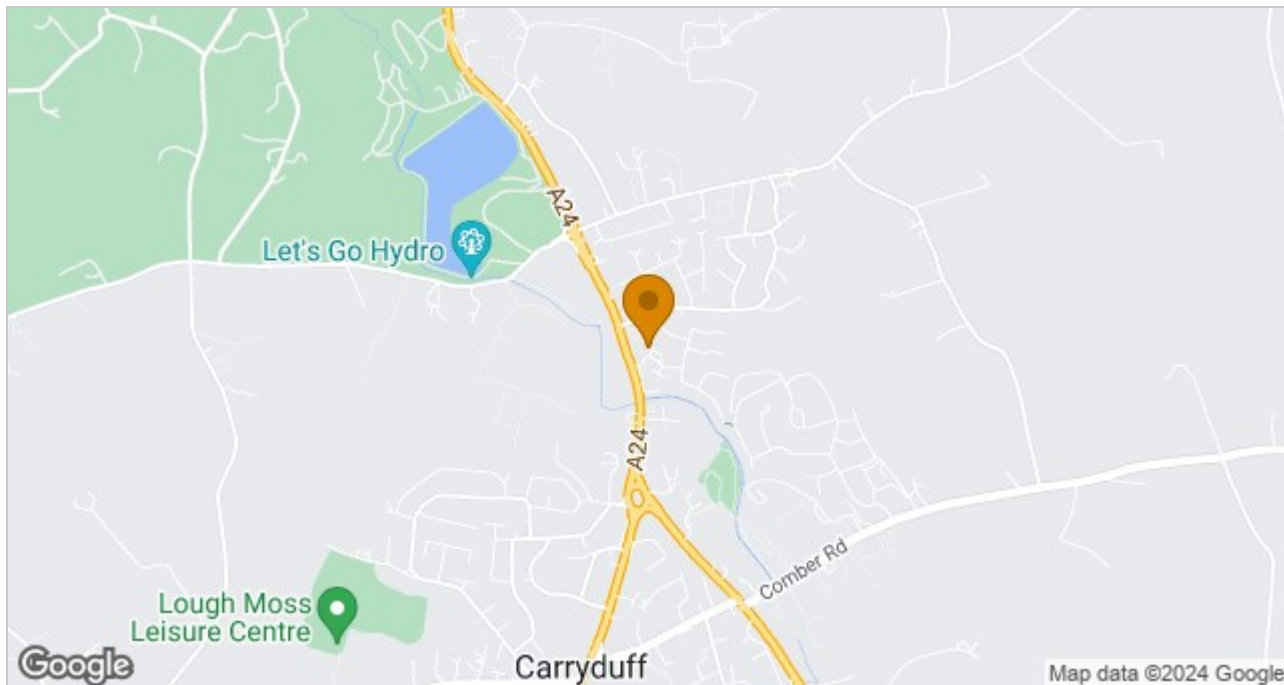
L R Estates £100.00 per annum (approximately) for Outdoor Maintenance.

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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