



6c The Demesne, Hillsborough Road, Carryduff, BT8 8GW

Asking Price £141,995

The Demesne development is located just off the Hillsborough Road in Carryduff. This spacious 1st floor apartment offers convenience to the local amenities and is within walking distance to the main arterial routes and transport links to both Belfast, Lisburn and the surrounding areas.

Internally the property is in fantastic condition and comprises of an entrance hall and a spacious lounge / dining that opens to modern fitted kitchen. In addition there are two good sized bedrooms, both with built in robes and white bathroom suite. The apartment is complemented by a gas heating system and double glazing. This property would make an excellent first time purchase and or investment, for someone hoping to purchase a property that has little or nothing to do, but just add furniture!

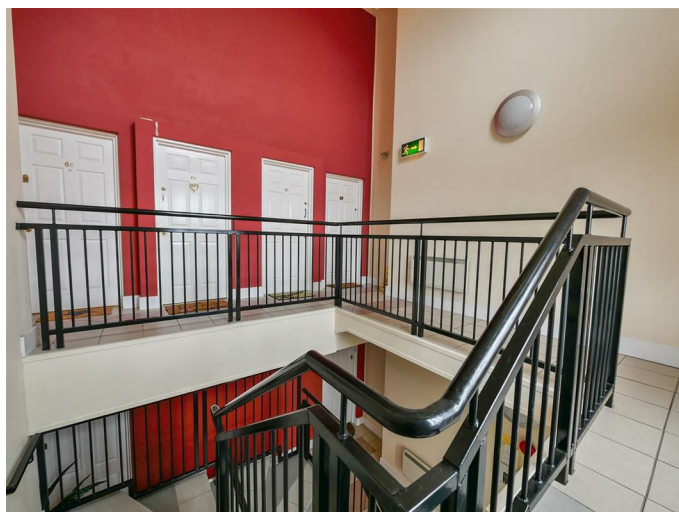
- Spacious 1st floor apartment
- Master bedroom with ensuite shower room
- Fitted kitchen
- Gas central heating
- Car parking to the rear
- Two good size bedrooms, both with built in robes
- Bright and spacious lounge
- White bathroom suite
- Double glazed windows
- Convenient and sought after location

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

EU Directive 2002/91/EC

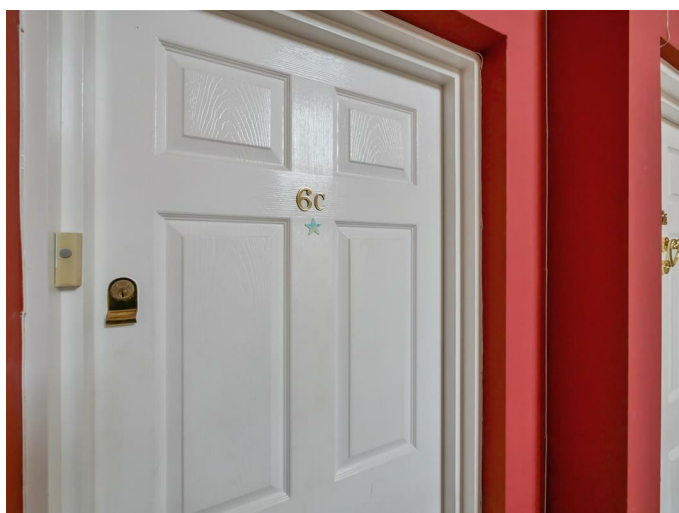
The accommodation comprises
Communal front door leading to the communal hallway.

Communal hallway



Steps to the 1st floor apartment

Apartment entrance

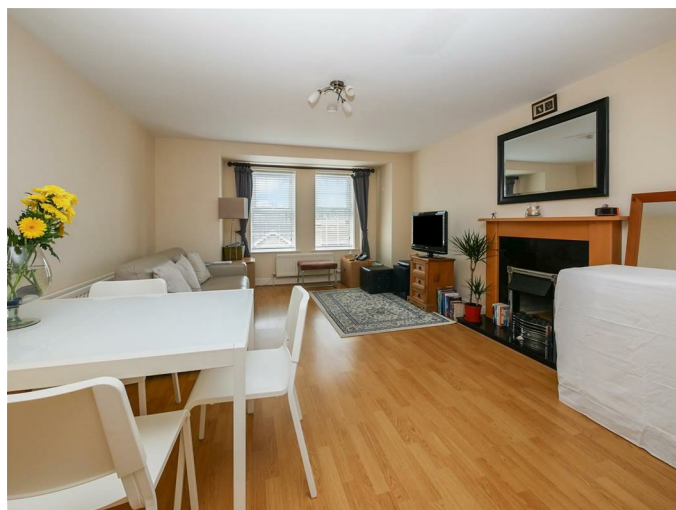


Hardwood front door leading to the entrance hall.

Entrance hall

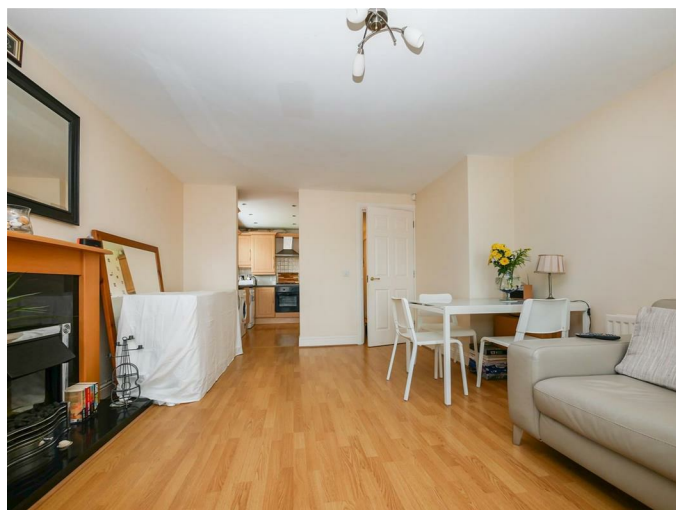
Built in storage.

Lounge / dining area 18'8 x 12'9 (5.69m x 3.89m)



To bay. Laminate wood floor. Open to dining area

Dining area



Dining area opens to the kitchen.

Kitchen 7'3 x 7'1 (2.21m x 2.16m)



Range of high and low level units, single

drainer sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring gas hob and under oven, plumbed for washing machine, plumbed for dishwasher, integrated fridge freezer, laminate flooring, part glass block wall.

Bathroom 7'3 x 7'1 (2.21m x 2.16m)



At widest points.

White suite comprising panelled bath, mixer taps, telephone hand shower, low flush w/c, wash hand basin with storage below, part tiled walls, tiled floor, recessed spotlights, extractor fan.

Bedroom 1 13'7 x 10'3 (4.14m x 3.12m)



Built in sliding robes.

En-suite 7'2 x 5'3 (2.18m x 1.60m)



Comprising corner shower cubicle with thermostatically controlled shower, low flush w/c, pedestal wash hand basin, extractor fan, recessed spotlights, tiled floor.

Bedroom 2 14'7 x 9'1 (4.45m x 2.77m)



Built in mirrored robes, additional built in storage.

Outside

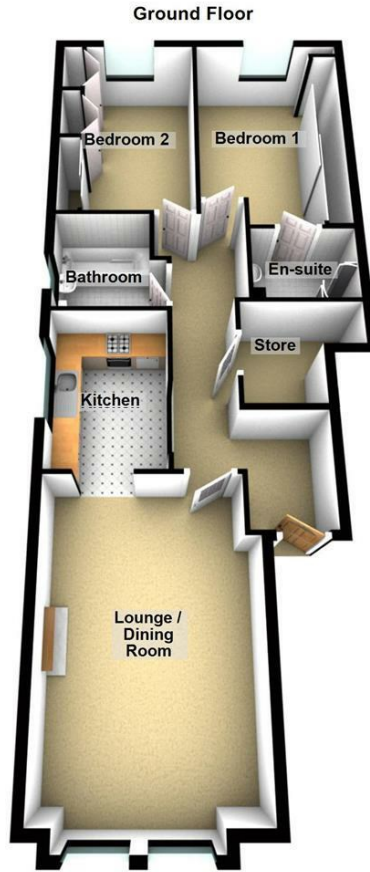


Parking areas to the rear

Management fees

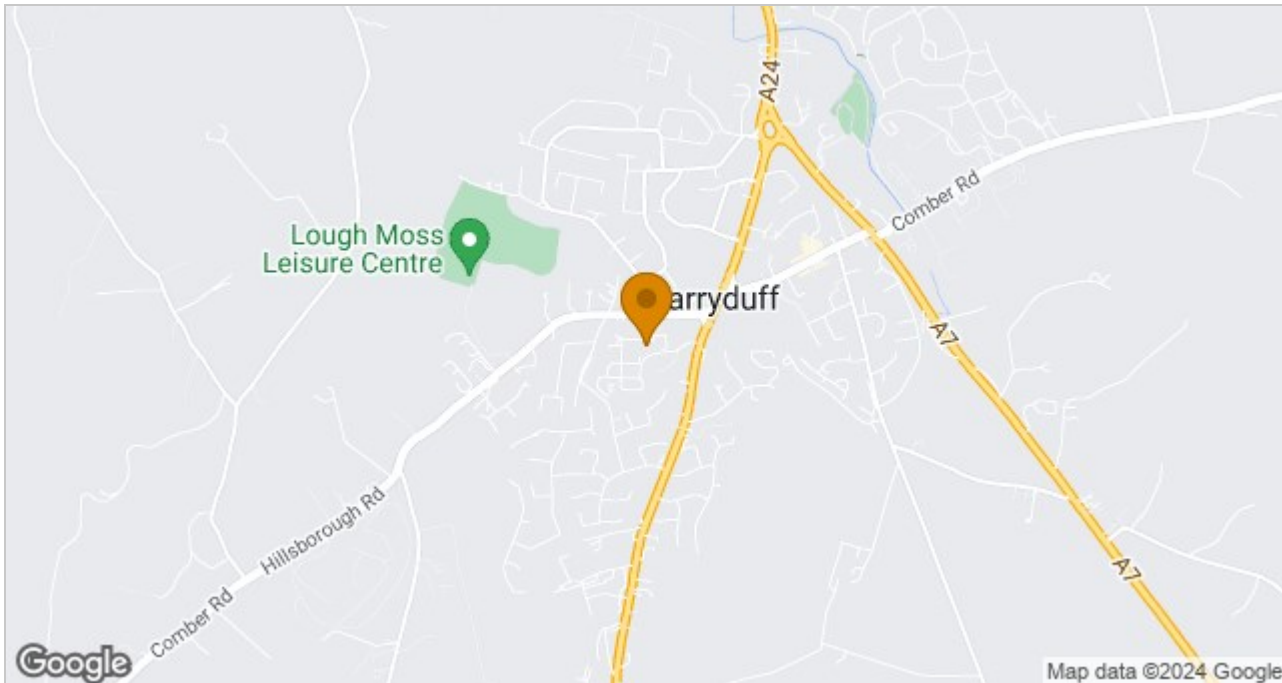
Current management fees are £85.96 per month.

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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