



19 Danesfort Park, Carryduff, BT8 8FG

Asking Price £205,000

Danesfort Park, Carryduff, is 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.

- Modern Mid Town Terrace
- Spacious Lounge
- Utility Area
- 1st Floor Bathroom
- Communal Parking To Front
- Three Bedrooms, Master With En-Suite
- Modern Fitted Kitchen/Dining
- Downstairs W/C
- Gas Heating/Double Glazed
- Enclosed Rear Garden Laid In Lawns

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	78
(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. Tiled flooring.

Lounge 18'9 x 13'3 (5.72m x 4.04m)



(into bay) Stainless steel contemporary gas fire. Laminate flooring.

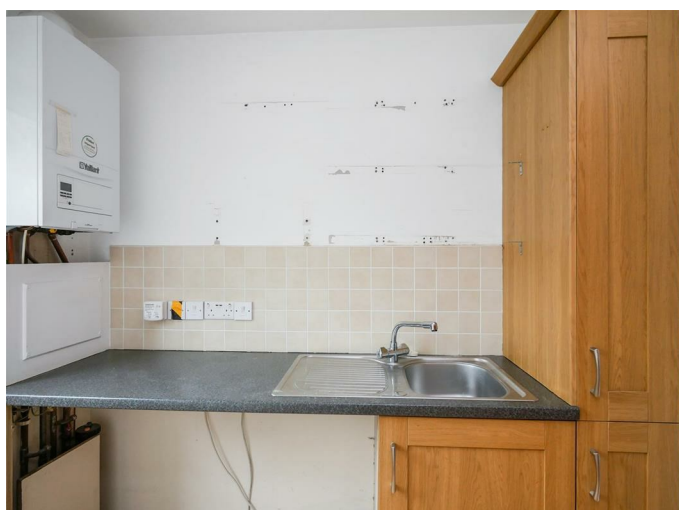


Kitchen/Dining 12'0 x 9'8 (3.66m x 2.95m)



Shaker style kitchen with range of units, wood effect worktops, concealed lighting, built in gas hob and double oven. Stainless steel 1 1/4 bowl sink unit with mixer taps, overhead extractor fan. Integrated fridge freezer and dishwasher. Fully tiled walls. Tiled flooring. Spot-lights.

Utility Room



Range of units, formica work surfaces, single drainer stainless steel sink unit with mixer taps. plumbed for washing machine. Tiled flooring. Access to rear garden.

Cloaks to Downstairs w.c



Sink unit. Low flush w.c Tiled flooring.

First Floor

Bedroom One 14'7 x 14'6 (4.45m x 4.42m)



(at widest points) Laminate flooring. Built in bedroom furniture.



En-Suite



Comprising walk in shower cubicle with 'Triton' shower unit, pedestal wash hand basin with mixer taps, low flush w.c Fully tiled walls. Spot-lights.

Bedroom Two 10'8 x 9'8 (3.25m x 2.95m)



Laminate flooring.

Bedroom Three 9'8 x 9'2 (2.95m x 2.79m)



Laminate flooring. Access to roofspace via fold down ladder.

White Bathroom Suite



Comprising panelled bath with mixer taps and hand shower, shower screen, pedestal wash hand basin with mixer taps, low flush w.c
Fully tiled walls. Tiled flooring. Spot-lights.

Landing

Hot-press.

Outside Front



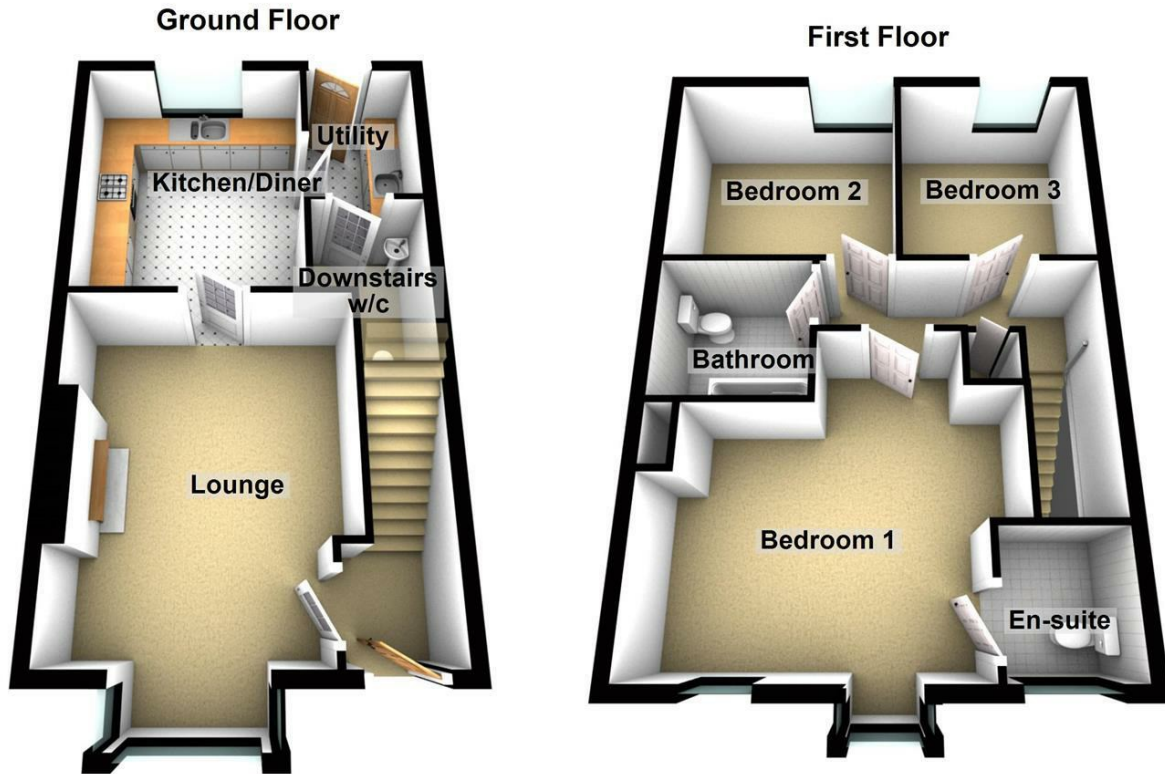
Communal parking to the front.
Communal Garden area to front.

Outside Rear



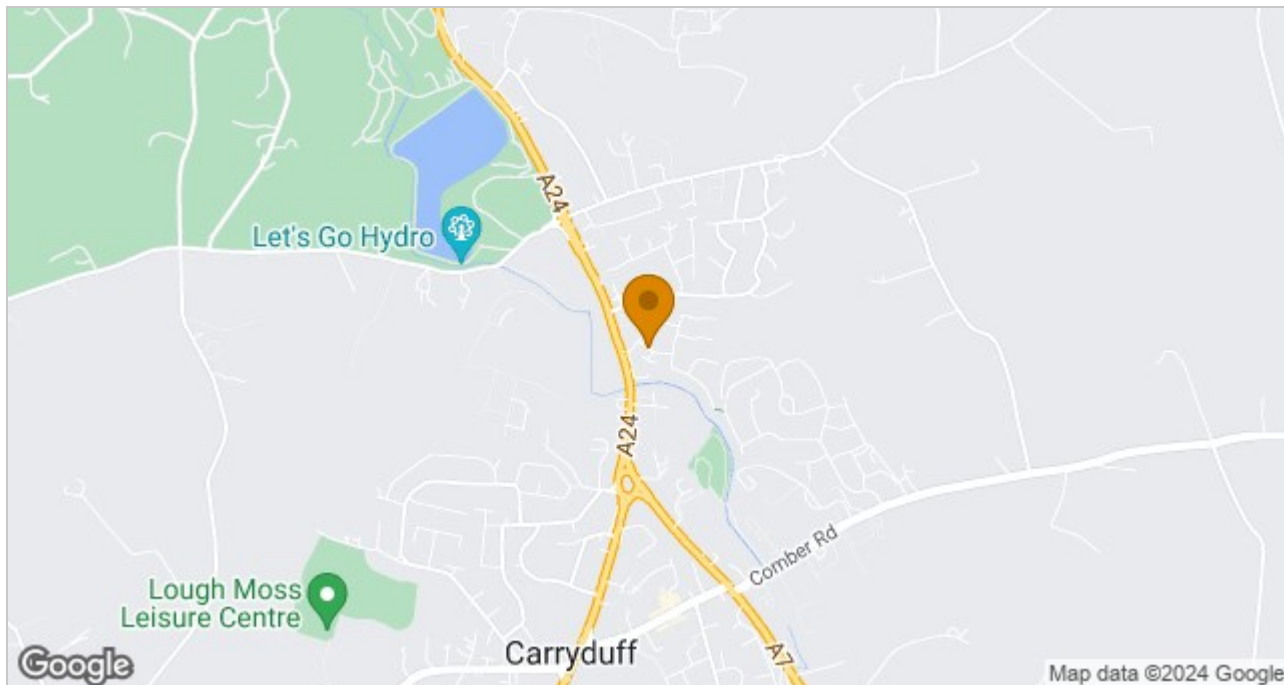
Enclosed rear gardens laid in lawns. Bordered by timber fencing.

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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