

No 9 The Demesne, Hillsborough Road, Carryduff BT8 8GW



Perhaps one of the largest FOUR-bedroom properties constructed in this popular development with excellent, well-proportioned family size accommodation of circa 1,700 Sq Ft which is spread over three floors. In this home, all the rooms are bright, generously proportioned all with high ceilings, excellent window space and a level of appointment throughout which reflects the care and attention shown by the owners who have kept the upkeep of their property moving forward. It occupies a convenient, level site, offers easy off road car parking to front on the brick brindled driveway, with good space to either side and an enclosed patio area at rear which attracts an element of afternoon and evening sunshine. For its part, The Demesne continues to be popular with families, close to all local amenities in Carryduff and from where it is easily within reach of some leading schools, public transport and numerous other facilities including sporting/recreation attractions. Special features to appreciate include a modern installed kitchen with ample range of units, some integrated appliances and with a quite spectacular curved breakfast bar which opens nicely to the generous family room space which it shares. A separate utility room, practical ground floor W.C. indeed one of three W. C's which the property offers plus it's TWO bathrooms all with fashionable sanitary ware and complimentary tiling. Extensive use of Oak quality wood flooring is a special feature, and this includes underfloor central heating to the ground floor, both tiled or wood floor finish to remaining upper floor rooms with moulded skirtings and wide stairwells connecting each floor. Phoenix has heating is installed from a modern boiler.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Asking Price: Offers Invited Around £295,000-00

Spacious Entrance Hall: 12/0 x 8/0 maximum with Upvc part glazed entrance door plus side gable window, Light wood overlay flooring and white panelled internal room doors. Walk in cloaks cupboard with oak flooring, control valves for underfloor heating pipes.

Cloakroom: 8/0 x 3/0 with wood laminate flooring and $\frac{3}{4}$ tiled walls. Modern white fittings to include low flush W.C. with push button cistern and pedestal wash hand basin with spray mixer mono chrome tap, gable wall external window and xpelair extractor fan.



Generous Sitting Room: 15/1 x 14/3 into square 9/0 wide bay window. White Oak strip flooring with white contrasting skirting board. Modern fireplace with black marble inset matching black marble hearth and light quartz finish polished mantle surround, gas fire (not tested)





Modern Fitted Kitchen: 15/3 x 11/3 with quality wooden door finish high and level Shaker style units all with chrome handles and incorporating extensive onyx worktop space with concealed lighting. Inset one and half bowl stainless steel sink basin with chrome mono tap, island style breakfast bar with cupboards under opening to living room. Fitted appliances include a four ring gas hob and double eye level electric oven, integrated dishwasher, space for an upright fridge/freezer. The kitchen area benefits from having two windows of its own. Large ceramic floor tiled finish.





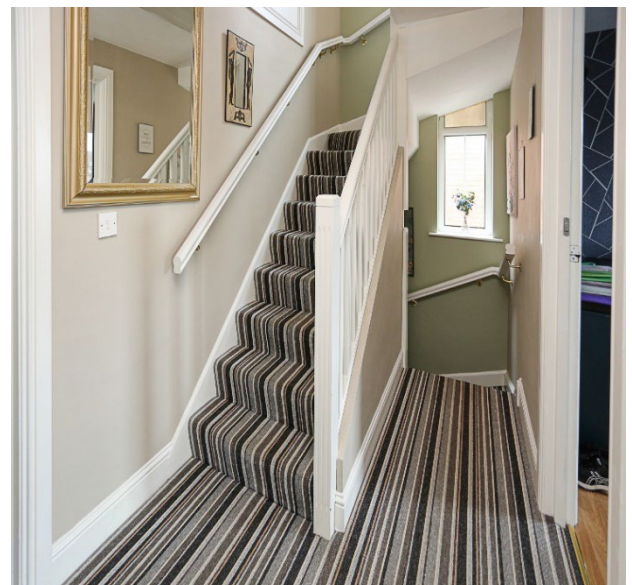
Separate Living Room: 15/9 x 13/2 with matching modern overlay wood flooring and French style patio doors opening to rear garden area plus separate low level window all with pleasant outlook to rear. Open plan to



Separate Utility Room: 6/0 x 5/9 with tiled floor and part tiled walls between units, both floor and wall units with worktop space incorporating a circular stainless steel bowl. Wall shelves and an xpelair ceiling mounted extractor fan, plumbed for automatic washing machine, new gas wall mounted boiler (2023) External solid wooden door to side. Cupboard with hot water storage cylinder.



First Floor: Wide stairwell with white painted spindled balustrades and long window to half landing.



Master Bedroom: 14/3 x 12/3 to front, with wood laminate flooring and built in cupboards.



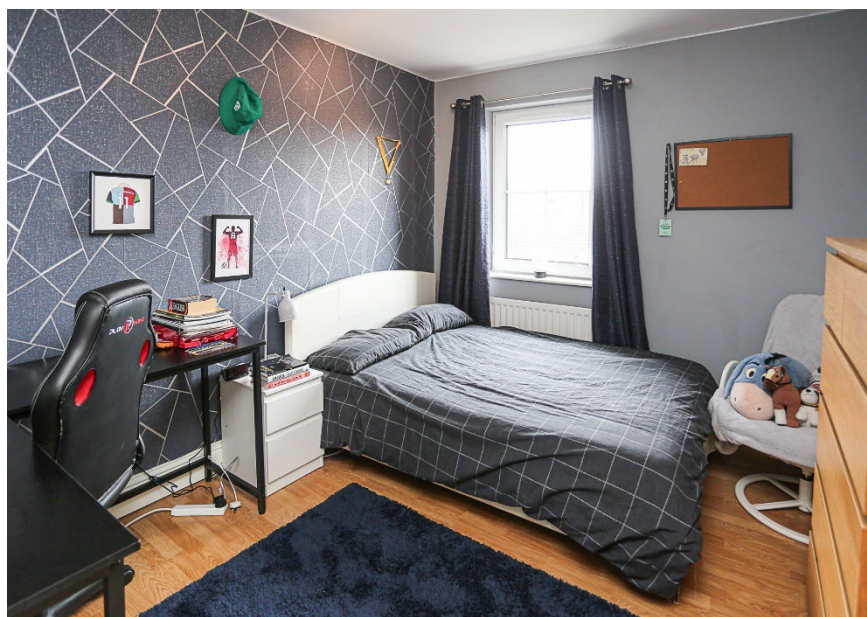
Ensuite Shower Room: 5/9 x 5/4 maximum with part tiled walls and ceramic tiled floor. Fashionable white suite comprising corner positioned floor mounted shower quadrant with folding shower doors and mains operated mixer shower fitting, corner positioned pedestal wash hand basin with chrome mono mixer tap, corner positioned close coupled low flush W.C with push button cistern, Xpelair ceiling mounted fan.



Bedroom 2: 11/6 x 11/3 with wood laminate flooring.



Bedroom 3: 11/3 x 9/8
with wood laminate
flooring



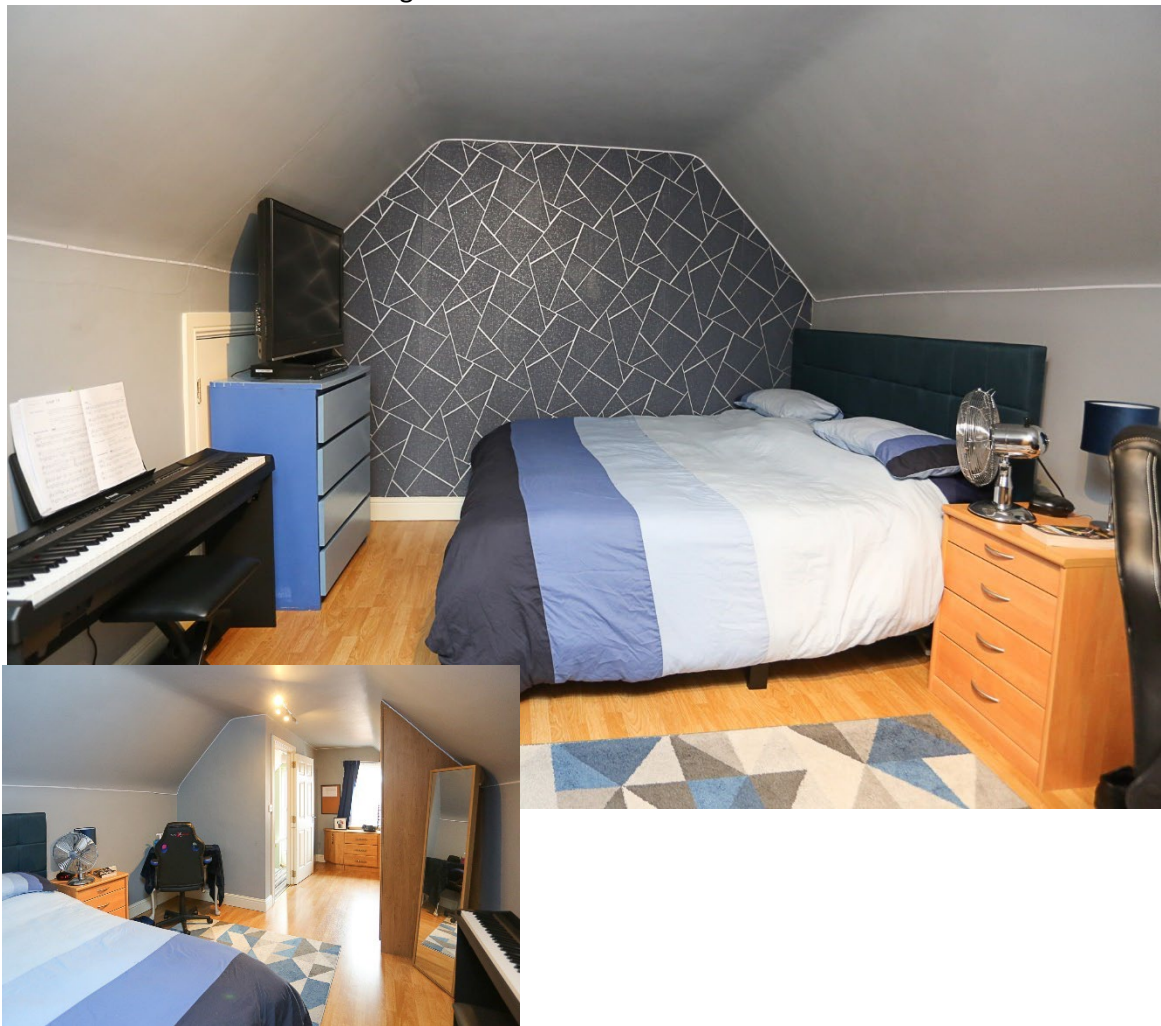
Family Bathroom: 8/10 x 6/11 with part tiled walls and ceramic tiled floor, fashionable white suite comprising white panelled bath with chrome mixer taps and suction waste plus recessed mains operated shower control over bath with folding shower screen to bath edge, pedestal wash hand basin with chrome mixer tap, close coupled low flush W.C with push button cistern. Xpelair ceiling mounted fan.



Second Floor Landing with wide stairwell and white painted spindled balustrades. Gable window.



Bedroom 4: 21/6 x 11/3 and part 6/9 and excellent, spacious room with great headroom and wood laminate flooring. Access to eaves storage, gable window. Extensive range of wood finished fitted wardrobe units with bank of matching drawers.



Central Heating: Phoenix gas central heating and instant water heating is installed.

Insulation: Cavity wall and roof space insulation as installed during the original build.

Security: An intruder alarm system is installed

Outside: Extensive brick brindled driveway to front with good off road car parking for a few vehicles plus paths to each side, small grass area to front. Enclosed Sandstone paved patio area to rear laid and finished for easy maintenance with close bordered wooden fence panels surrounding. (Note: NO GRASS) Garden shed with light & power.

Tenure: Leasehold held on a long lease subject to an Annual Ground Rent

Service Charge: We are advised by the vendors that as they own a detached dwelling their service charge payments are approximately £220-00 for a twelve-month period. The service charge is payable to a management company in conjunction with all other property owners in The Demesne Development the final completion of which is approaching.

Rates: Capital Value confirmed as £200,000-00 as confirmed by Land & Property Services web site upon which the Domestic Rates levied by Lisburn & Castlereagh City Council for the year commencing 01 April 2024 are £1,740-00

Energy Performance Certificate: C70/C71





Plan for illustrative purposes only
 Plan produced using PlanUp.
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