



4i The Demesne, Carryduff, Belfast, BT8 8GW

Asking Price £134,950

Located just off the Hillsborough road in Carryduff, The Demesne is a beautifully maintained and private development positioned right in the heart of Carryduff. Within walking distance to the local shops, parks, doctors practice and public transport links into Belfast city centre and surrounding areas, it is perfectly positioned to take advantage of all that the local area has to offer!

The property itself is a beautifully presented top floor apartment and comprises of a spacious open plan kitchen / living / dining area, two large double bedrooms with master ensuite and an additional white bathroom suite. To complete the package the property also comes with gas fired central heating which has had a new boiler installed withing the last 2 years, upvc double glazing throughout and allocated off street parking.

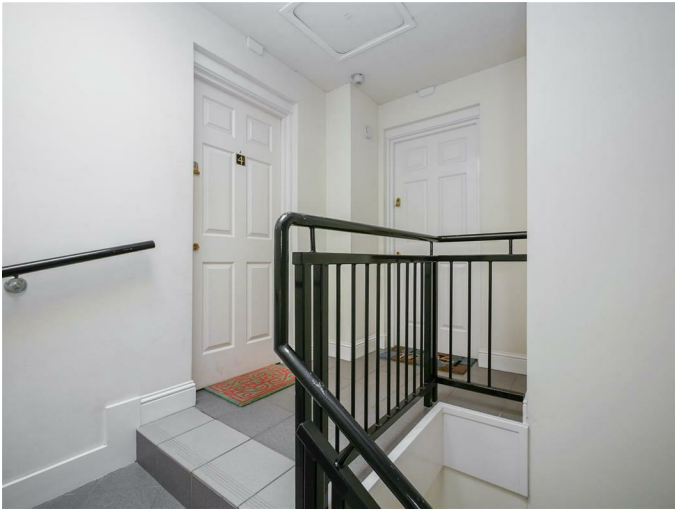
Finished to a high standard throughout and a chain free sale, this deceptively spacious apartment which measures over 850 sq ft would be perfect for a first time buyer or someone looking to downsize to an easily maintained, forever home!

- Beautifully Presented Top Floor Apartment
- Open Plan Kitchen / Living / Dining Area
- White Bathroom suite
- Double Glazed
- Deceptively Spacious accommodation measuring over 850 sq ft
- Two Spacious Double Bedrooms with Master Ensuite
- Modern Fitted Kitchen
- Gas Heating (New Boiler installed in 2022)
- Allocated and Communal Off Street Parking
- Chain free sale in an excellent location close to many shops, schools and public transport links

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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	81

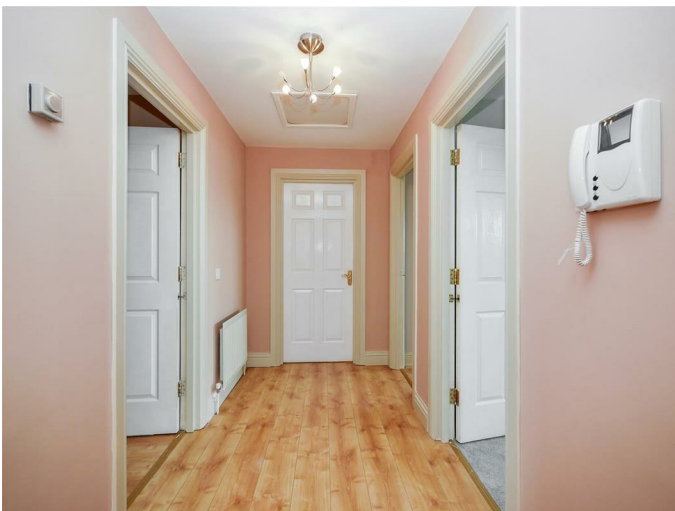
EU Directive 2002/91/EC

Communal Entrance Hall



Accessed to the rear of the property. Hardwood front door opens onto communal entrance hall with tiled flooring. Tiled staircase gives access to upper floors.

Entrance Hall 5'1" x 13'7" (1.56m x 4.16m)



Hardwood front door opens onto entrance hall with laminate flooring

Lounge / Dining area 20'6" x 17'4" (6.26m x 5.30m)



(at widest points) Spacious open plan lounge / dining area open to fitted kitchen. Laminate flooring.



Modern Fitted Kitchen 9'9" x 8'4" (2.99m x 2.56m)



Modern fitted kitchen with a selection of

upper and lower level units complete with formica worktops, stainless steel sink with drainer, integrated electric oven with 4 ring gas hob, over head extractor fan, washing machine and fridge freezer. Part tiled walls and tiled flooring.

Bedroom 1 18'1" x 12'5" (5.53m x 3.80m)



(at widest points) Spacious double bedroom with newly laid carpet. Access to hot press.

Ensuite 6'0" x 5'1" (1.85m x 1.55m)



White suite comprising of corner shower cubicle with tile splash back, pedestal wash hand basin and low flush w.c. Part tiled walls and tiled flooring. Access to storage cupboard.

Bedroom 2 16'2" x 10'2" (4.95m x 3.11m)



(at widest points) Large double bedroom.

White Bathroom suite 6'2" x 6'2" (1.90m x 1.90m)



White bathroom suite comprising of panelled bath with over hanging shower, pedestal wash hand basin and low flush w.c. Part tiled walls and tiled flooring.

Off Street Parking

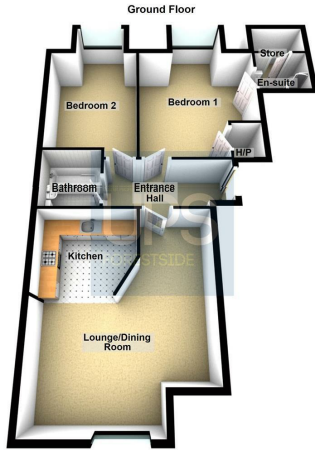


Allocated off street for parking for one car along with additional communal areas for guests.

Management Company

Please note the management company is CSM and their management fees come in at £80 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 the plan.
Plan produced using PlanTap.

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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