



71 The Demesne, Belfast, BT8 8GT

Asking Price £150,000

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 present townhouse that comprises of three good sized bedrooms, open plan kitchen / living / dining room, ground floor w.c and white bathroom suite on the first floor. In addition the property also benefits from gas fired central heating, upvc double glazing and communal gardens within the development along with off street parking.

Well maintained and presented to an excellent standard, this property would make a perfect purchase for a first time buyer or young family looking for that extra bit of space. As the demand for property continues to grow, we don't expect this one to sit around for long so would recommend that you arrange a viewing at your earliest opportunity!

- Mid-Terrace Townhouse
- Open Plan Ground Floor Living
- Ground Floor W.C
- Gas Heating / Double Glazed
- Excellent Location close to shops, schools and public transport links
- Three Double Bedrooms
- Modern Fitted Kitchen
- First Floor White Bathroom Suite
- Communal Gardens & Off Street Parking

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		75	75
(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 Hall



Hardwood front door with fan light opens onto entrance hall with laminate flooring.

Ground Floor W.C 5'2" x 3'0" (1.59m x 0.93m)



Ground floor w.c suite comprising of low flush w.c and pedestal wash hand basing with stainless steel mixer taps and tiled splash back .Tiled flooring

Open Plan Lounge / Dining 18'5" x 11'1" (5.63m x 3.39m)



(at widest points) Spacious open plan lounge / dining room with large window and high ceilings creates an excellent sense of space. Plumbed for gas fire. Laminate flooring. Open to Kitchen.



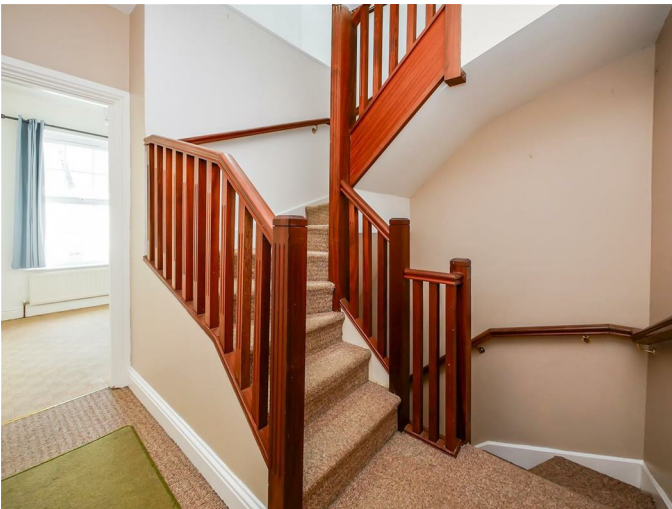
Modern Fitted Kitchen 7'4" x 6'11" (2.24m x 2.13m)



Modern fitted kitchen with a selection of upper and lower level units complete with formica worktops, stainless steel sink and drainer, overhead extractor fan and integrated electric oven with four ring gas hob. Plumbed for washing machine and cupboard housing gas boiler. Access to storage cupboard / pantry. Part tiled walls and tiled flooring.

Storage Cupboard / Pantry 6'11" x 3'0" (2.13m x 0.92m)

First Floor



Bedroom 2 12'4" x 7'9" (3.78m x 2.37m)



Bedroom 3 9'10" x 9'8" (3.01m x 2.96m)



(at widest points)

White Bathrooms Suite 7'9" x 5'8" (2.37m x 1.74m)



White bathroom suite comprising of panelled bath with over hanging shower attachment, pedestal wash hand basin with

stainless steel mixer taps and low flush w.c.
Part tiled walls and matching tile flooring.

Second Floor

Bedroom 1 11'8" x 11'10" (3.58m x 3.61m)



Spacious double bedroom with access to eaves storage.

Communal Gardens to Front

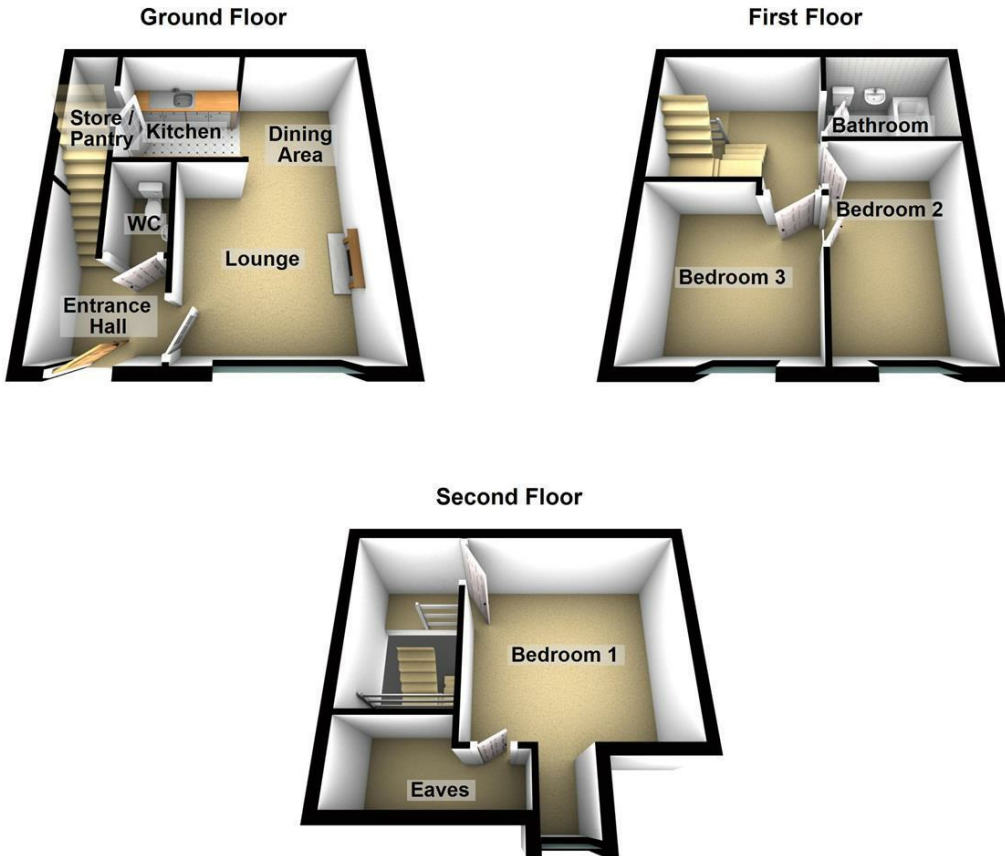


Please note that maintenance fees are approx. £22 per month

Communal Off Street Parking

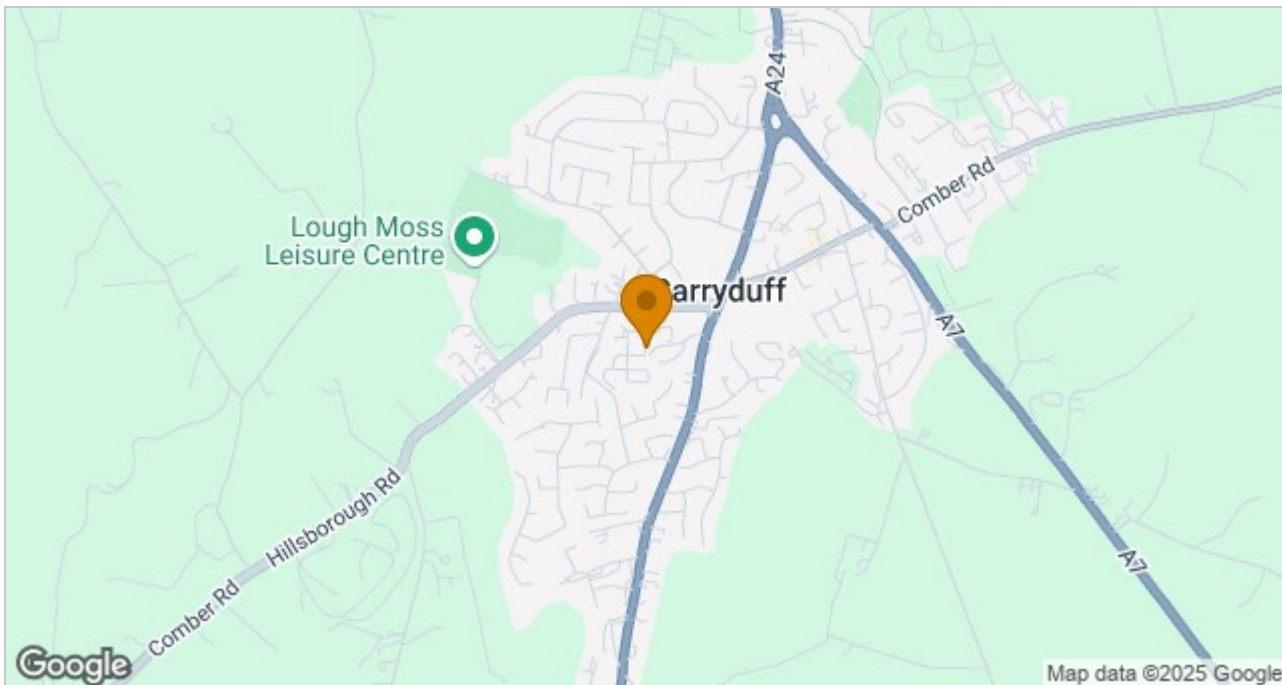


Floor Plan



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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