

**simonBRIEN**  
RESIDENTIAL

45 The Demesne,  
Carryduff, Belfast, BT8 8GU

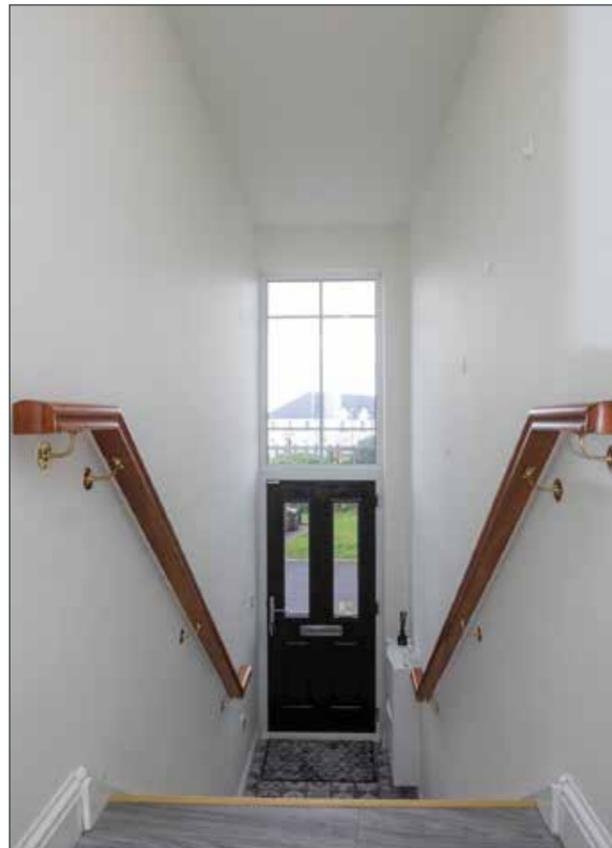


Asking Price £235,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Attractive Semi-Detached Family Home Set Within Consistently Popular Development
- Well Presented, Spacious, And Adaptable Accommodation
- Four Bedrooms / One Reception Or Three Bedrooms / Two Reception
- Modern Fully Fitted Kitchen With Range Of Appliances And Dining Area
- Bathroom, Ensuite And Two Cloakrooms
- Utility Room
- Integral Garage
- Gas Fired Central Heating
- PVC Double Glazing
- Enclosed Tiered Rear Garden
- Driveway Parking To Front
- Popular And Convenient Location Close To Local Amenities, Schooling, And Transport Routes



## SUMMARY

Ideally located off the main Hillsborough Road in Carryduff, The Demesne development has proved consistently popular in recent years due to its ease of access to Belfast City Centre, together with a number of local amenities, schooling, shopping at Forestside and Tesco at Newtownbreda.

The property itself, has well-presented accommodation throughout, with a deceptive and adaptable layout comprising of four bedrooms, one reception or three bedrooms/two reception, modern kitchen with casual dining, together with bathroom and ensuite, utility room, and large integral garage.

Externally, the property provides a pleasant fully enclosed tiered garden to the rear, and driveway parking to the front.

With little to do but move in, we recommend immediate inspection, as we anticipate a high level of interest from the first time buyer, young professional or young family in today's market. Viewing is by private appointment through our South Belfast office on 028 9066 8888.



## ACCOMMODATION

### LOWER LEVEL

#### ENTRANCE:

PVC front door to:

#### ENTRANCE HALL:

Stairs to first floor.

#### CLOAKROOM:

Low flush WC. Wash hand basin in vanity unit.

#### UTILITY ROOM:

**12' 0" x 6' 11" (3.66m x 2.11m)**

Low level units. Single drainer sink unit. Plumbed for washing machine. Door to rear.

#### BEDROOM (4) / FAMILY ROOM / STUDY:

**13' 4" x 13' 0" (4.06m x 3.96m)**

Double doors leading to outside.

#### INTEGRAL GARAGE:

**18' 4" x 13' 4" (5.59m x 4.06m)**

Remote control up and over door. Light and power. Gas boiler.

#### STORAGE ROOM:

Hot water tank.

**FIRST FLOOR**

**CLOAKROOM:**

Low flush WC. Pedestal wash hand basin.

**LIVING ROOM:**

**18' 0" x 13' 0" (5.49m x 3.96m)**

Wood strip flooring. Gas fire. Double doors to balconette.

**KITCHEN / DINING AREA:**

**19' 7" x 11' 7" (5.97m x 3.53m)**

Range of high and low level units. Inset sink. 4 ring gas hob. Electric oven. Integrated dishwasher. Recess for fridge/freezer. Double doors to balconette.





**UPPER LEVEL**

**BEDROOM (1):**  
16' 2" x 10' 9" (4.93m x 3.28m)

Dressing area.

**ENSUITE SHOWER ROOM:**

Fully panelled shower enclosure with overhead shower, and additional telephone hand shower. Low flush WC. Wash hand basin in vanity unit.

**BEDROOM (2):**  
14' 3" x 7' 7" (4.34m x 2.31m)

**BEDROOM (3):**  
11' 2" x 9' 1" (3.4m x 2.77m)



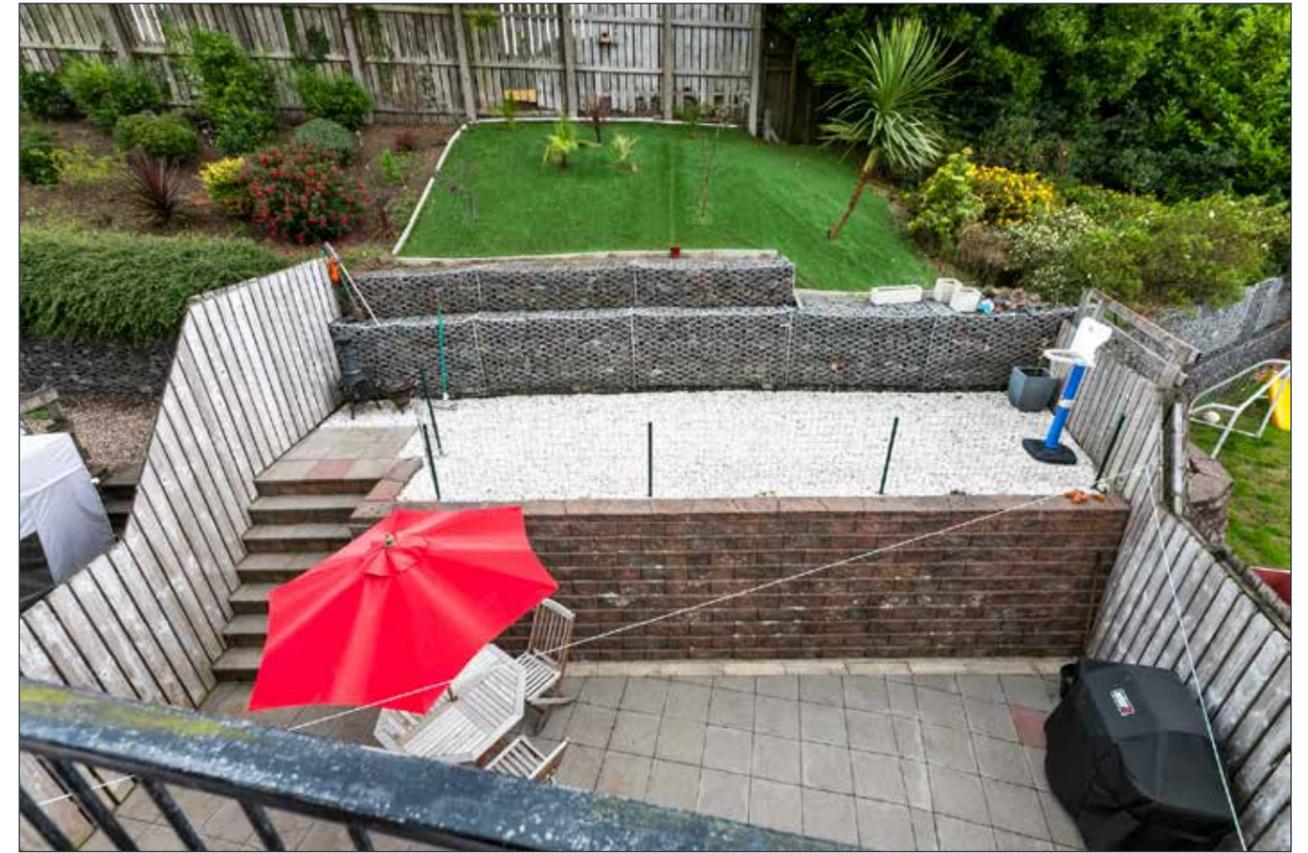


**BATHROOM:**

White suite comprising panelled bath with overhead shower and additional telephone hand shower. Low flush WC. Wash hand basin in vanity unit.

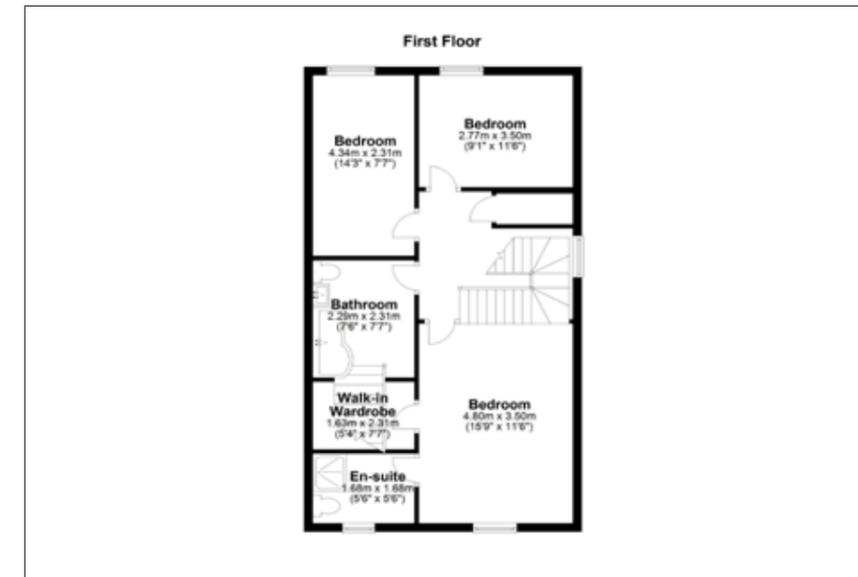
**LANDING:**

Storage cupboard. Access to roof space.

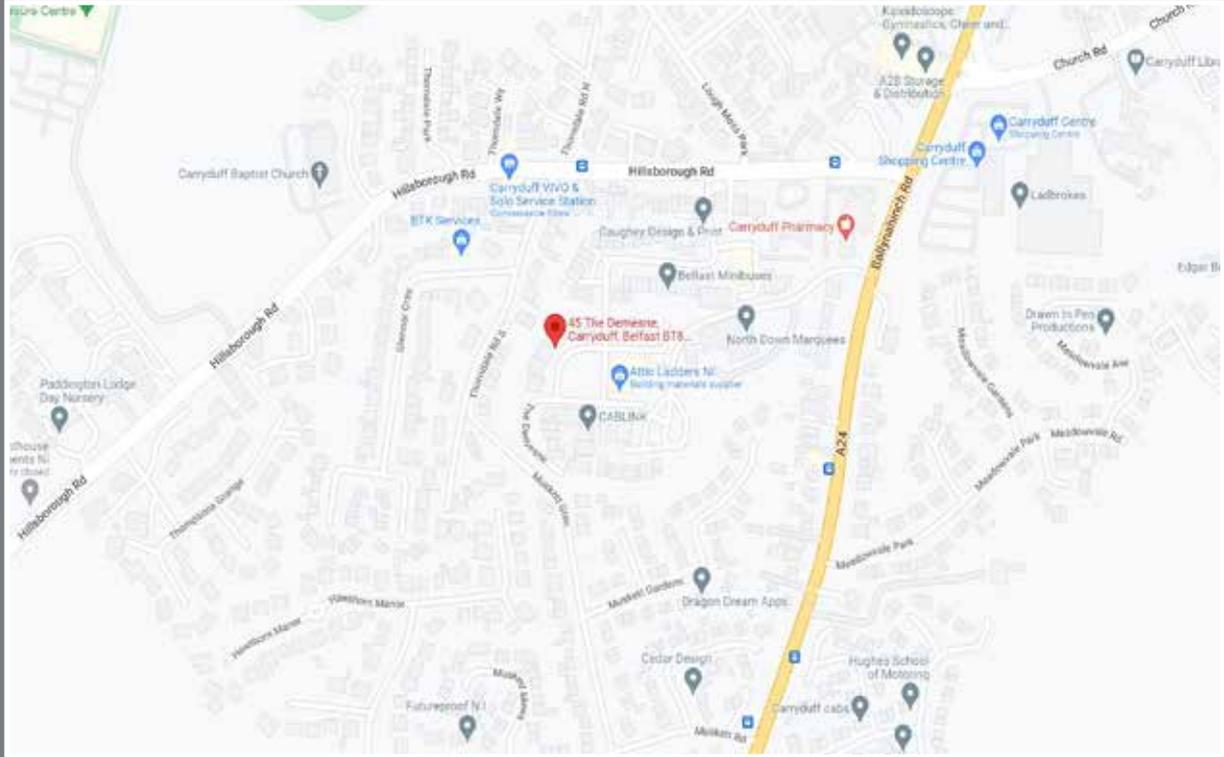


**OUTSIDE**

Tiered garden to rear with patio, raised pebbled area, and artificial grass. Driveway parking to front.



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/G/22/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	74   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9132-9723-5100-0366-8226

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