

simon**BRIEN**
RESIDENTIAL

38 The Demesne,
Carryduff, Belfast, BT8 8GU



Asking Price £189,950

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive End Townhouse Set Within Consistently Popular Development
- Well Presented Accommodation Throughout
- Three Bedrooms
- Spacious Living/Dining Room
- Modern Fully Fitted Kitchen With Range Of Appliances
- Bathroom, Ensuite & Cloakroom
- Gas Heating
- PVC Double Glazing
- Rear Patio
- Driveway Parking For 2 Cars
- Popular And Convenient Residential Location Close To Local Amenities, Schooling, & 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 layout comprising of three bedrooms, spacious living/dining room, fitted kitchen together with bathroom and ensuite

Eternally, the property has a small patio area 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 or young professional in today's market. Viewing is by private appointment through our South Belfast office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

ENTRANCE:

PVC door leading to:

ENTRANCE HALL:

Laminate wooden floor.



CLOAKROOM:

Low flush WC. Wash hand basin.

KITCHEN:

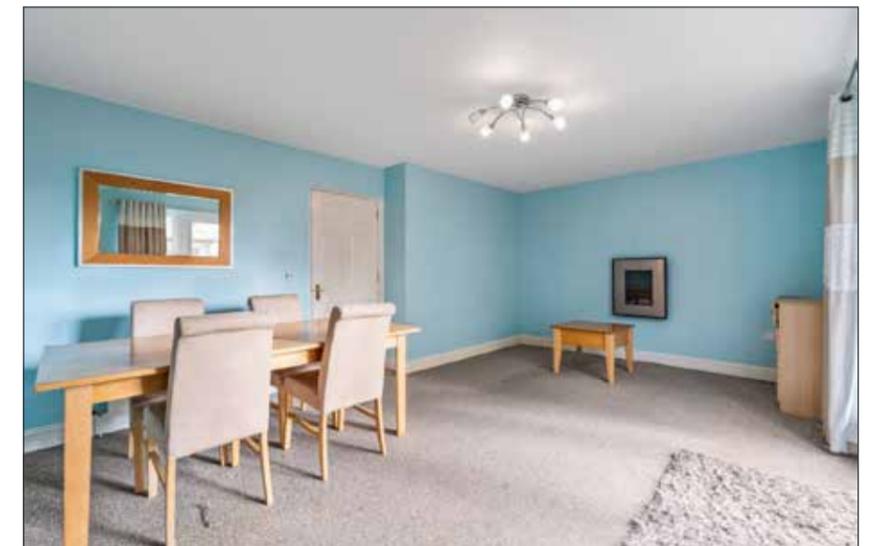
7' 8" x 7' 2" (2.34m x 2.18m)

Range of high and low level units. 4 ring gas hob. Electric oven. Integrated fridge/freezer and washing machine.

LIVING / DINING AREA:

18' 6" x 12' 6" (5.64m x 3.81m)

PVC door to rear patio.





FIRST FLOOR

BEDROOM (1):
18' 7" x 12' 8" (5.66m x 3.86m)

ENSUITE SHOWER ROOM:

Fully panelled shower enclosure. Low flush WC. Pedestal wash hand basin.

STORAGE CUPBOARD:

Gas boiler.



BEDROOM (3):
13' 5" x 8' 0" (4.09m x 2.44m)



SECOND FLOOR

BEDROOM (2):
12' 8" x 10' 2" (3.86m x 3.1m)



BATHROOM:

White suite comprising panelled bath with telephone hand shower. Low flush WC. Pedestal wash hand basin.

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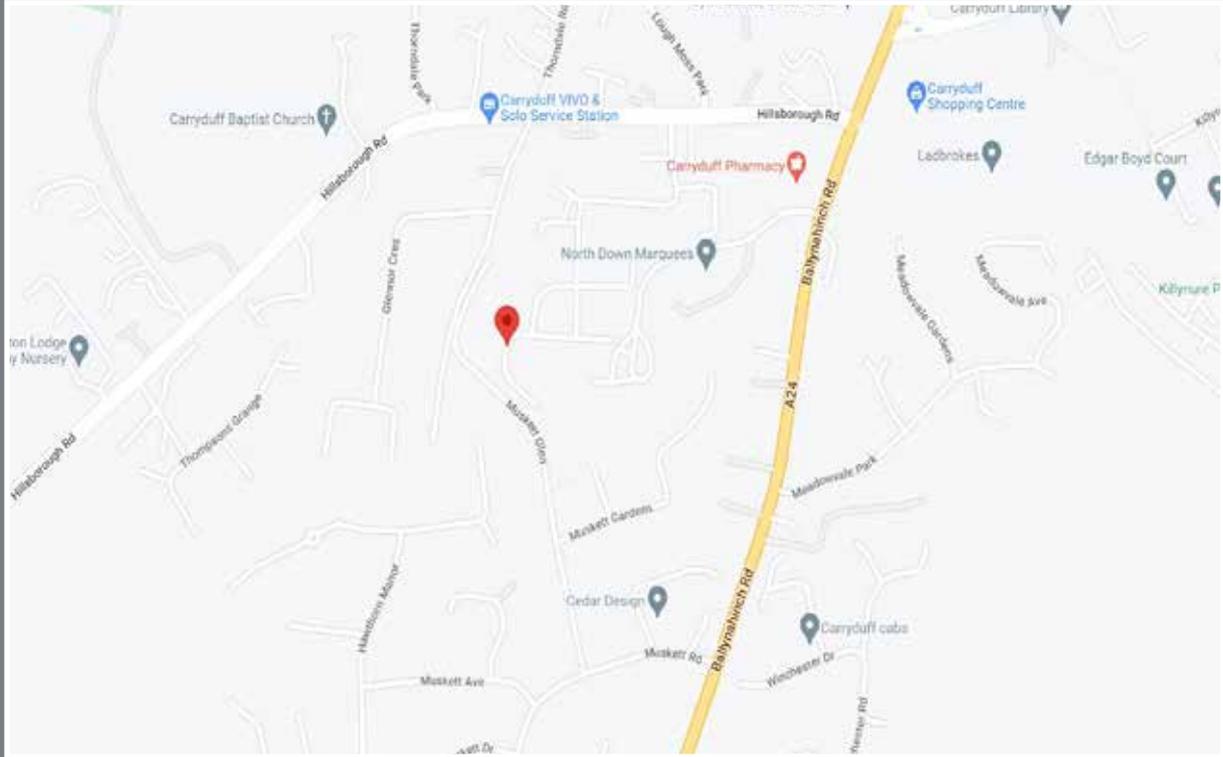


OUTSIDE

Rear patio and, 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



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/J/22/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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