



4 DEMESNE COTTAGES, CARRYDUFF, BT8 8GS

- A Most Outstanding And Deceptively Spacious Townhouse Property Situated Within This Popular Location Within Carryduff And Only A Short Commute To Belfast City Centre
- Entrance Hall With Tiled Floor And Cloakroom With Low Flush Suite
- Lounge With Golden Oak Effect PVC Double Glazed Door To Front
- Spacious Kitchen/Dining Area With Integrated Appliances And Double Glazed Door To Timber Deck Area
- Three Good Sized Bedrooms (One With Adjoining And Spacious Dressing Room)
- Luxury Shower Room With Walk In Shower Enclosure
- Communal Gardens To Front And Rear / Communal Parking Area
- Gas Fired Central Heating System

PRICE: OFFERS IN THE REGION OF £150,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C78

REF:RM270421HG

- Golden Oak Effect PVC Double Glazed Windows And External Doors
- Excellent C78 Energy Efficiency Rating For Reduced Running Costs
- Within Walking Distance Of Local Shops, Leisure Facilities And Public Transport This Superb Property Will Make An Ideal Starter Home

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

Golden oak effect PVC double glazed entrance door. Tiled floor.

CLOAKROOM:

Low flush suite. Wash hand basin. Close couple low flush wc. Tiled floor.

LOUNGE:

3.69m (12'1") x 3.27m (10'9")

Golden oak effect PVC double glazed door to front. Laminated timber floor.



SPACIOUS KITCHEN/DINING AREA:

4.18m (13'9") x 3.88m (12'9")

Range of integrated appliances. Range of high and low level units. Round edge work surfaces. Single drainer stainless steel sink unit. Integrated oven and gas hob. Extractor hood in stainless steel canopy. Integrated fridge freezer. Plumber for washing machine. Part tiled walls. Tiled floor. Golden oak effect PVC double glazed back doors leading to timber deck area.



FIRST FLOOR:

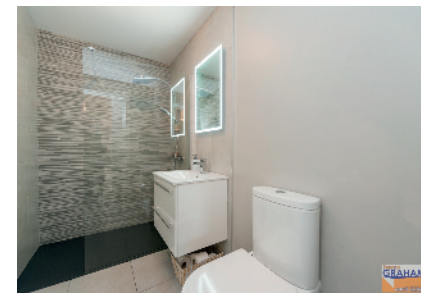
BEDROOM (1):
3.69m (12'1") x 3.28m (10'9")

BEDROOM (2):
3.81m (12'6") x 2.39m (7'10")
Built in cupboard with light.



LUXURY SHOWER ROOM:

Walk in shower enclosure. Thermostatic shower with drencher head and shower attachment. Vanity unit with wash hand basin. Mono style waterfall tap. Close couple low flush wc. Part tiled walls. Tiled floor. Separate airing cupboard with worcester gas fired boiler.



SECOND FLOOR:

BEDROOM (3):
3.98m (13'1") x 3.88m (12'9")
Large roof window.

ACCESS TO DRESSING ROOM:
3.72m (12'2") x 3.27m (10'9")
Large roof window.



OUTSIDE:

Communal gardens to front and rear. Timber deck area. Communal parking area.

TENURE:

We are advised by the vendor that the property is freehold, we would recommend the purchaser and their solicitor verify the details.

SERVICE CHARGE:

A service charge of £280 (approx.) per annum (at present) is payable to cover maintenance and gardening to communal areas.

RATES PAYABLE:

Period April 2020 to March 2021 £1005.16

DIRECTIONS

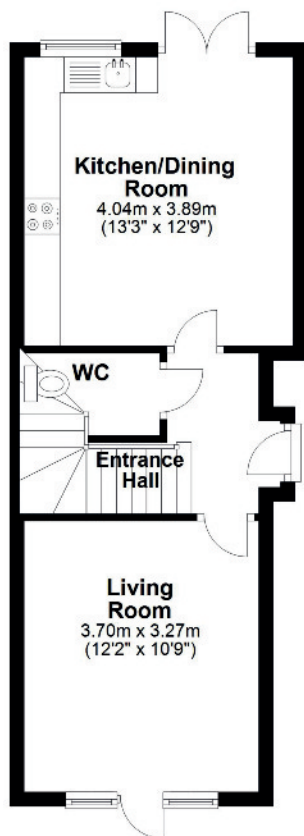
From Carryduff turn into Hillsborough Road then turn left into The Demesne, turn left into Demesne Cottages, number 4 is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



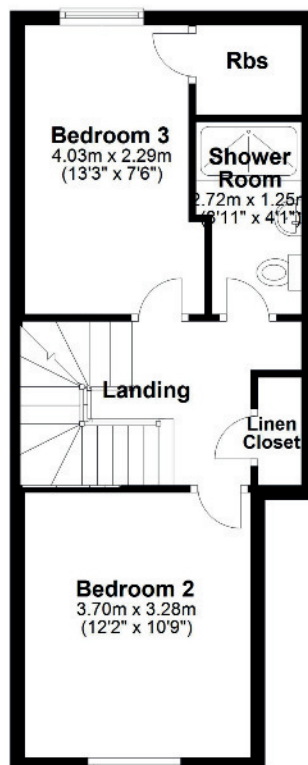
Ground Floor

Approx. 36.0 sq. metres (387.6 sq. feet)



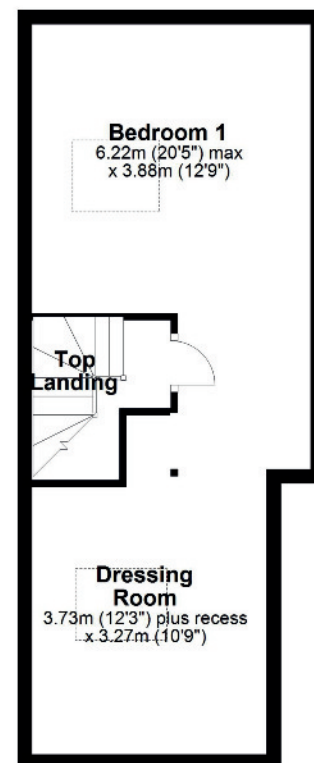
First Floor

Approx. 37.4 sq. metres (402.2 sq. feet)



Second Floor

Approx. 37.1 sq. metres (399.7 sq. feet)



Total area: approx. 110.5 sq. metres (1189.4 sq. feet)



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	78	80
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

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