



## 84 The Demesne, Carryduff, Belfast, BT8 8GU

**Asking Price £229,950**

Perfectly placed in the city-suburb of Carryduff, situated just minutes away from Belfast's thriving City Centre, Carryduff provides easy access to the motorway network, offering the ideal balanced lifestyle for the modern commuter. Carryduff has outstanding transport links and benefits from the Cairnshill Park and Ride facility located close by, and offers excellent bus services travelling to Belfast and further afield.

With green, open spaces located just a stone's throw away, this home is an ideal for those who love the great outdoors. Whether it's hitting a ball on the lush fairways of Rockmount Golf Course, admiring the picturesque scenery at the grounds of Montalto Estate, or making use of the exceptional amenities at Lough Moss Leisure Centre, this unbeatable location provides everything a homeowner may need.

Internally the property comprises spacious lounge, downstairs w/c and modern fitted kitchen / dining with built-in appliances & utility area on the ground floor, with three bedrooms, master with en-suite and family bathroom on the first floor. The property has been finished and presented to an excellent standard throughout and is only complimented by a gas heating system and double glazing.

Outside there are gardens laid in lawns to the front side and rear, as well as off street parking.

An excellent, efficient family home in a popular and convenient location.

- End Town House
- Spacious Lounge
- Downstairs w/c & Utility Area
- Gas Heating
- Gardens Front Side And Rear
- Three Bedrooms, Master Bedroom With En-Suite
- Modern Shaker Style Fitted Kitchen With Built-in Appliances
- White Bathroom Suite
- Double Glazing
- Parking Front and Rear

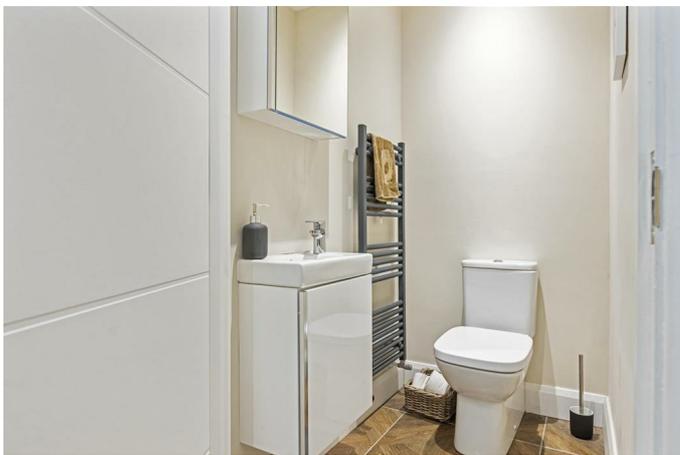
Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	83	83
(82-91) A	(69-80) C		
(69-80) C	(55-68) D		
(55-68) D	(39-54) E		
(39-54) E	(21-38) F		
(21-38) F	(1-20) G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

## Entrance



Composite front door to entrance hall. Tiled flooring.

## Down-stairs w.c



Sink unit with storage below. Low flush w.c Tiled flooring continued from entrance hall.

## Lounge 16'4 x 16'3 (4.98m x 4.95m)



At widest points. Laminate flooring. Spot-lights.



**Shaker Style Kitchen/Dining 16'2 x 11'3 (4.93m x 3.43m)**



Shaker style fitted kitchen with stone work surfaces, single drainer 1 1/4 bowl sink unit with mixer taps, built in 4 ring gas hob, under oven. stainless steel extractor fan, wood effect tiled flooring continued from Lounge. Integrated dishwasher, integrated fridge freezer. Spot-lights. Pvc doors to the rear.



**Utility Area**

Range of units. Tiled flooring. Plumbed for washing machine.

## First Floor



## Bedroom One 16'8 x 12'0 (5.08m x 3.66m)



(at widest points)  
Laminate flooring.



## En-suite



Comprising shower suite shower cubicle, chrome shower 'Drench' head shower, wash hand basin with mixer taps and storage below, illuminated mirror above with audio function, low flush w.c Part tiled walls. Tiled flooring. Spot-lights.



**Bedroom Two 11'5 x 7'5 (3.48m x 2.26m)**



**Bedroom Three 10'8 x 8'2 (3.25m x 2.49m)**



**Laminate flooring.**

## White Bathroom Suite



White bathroom suite comprising panelled bath with mixer taps, shower screen, pedestal wash hand basin, illuminated mirror above with audio function, low flush w.c Fully tiled walls. Tiled flooring. Spot-lights.



## Outside Front

Front and side garden laid in lawns  
Parking for one car to the front

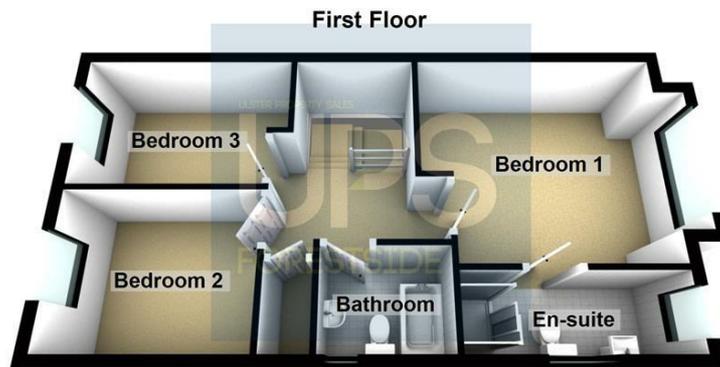
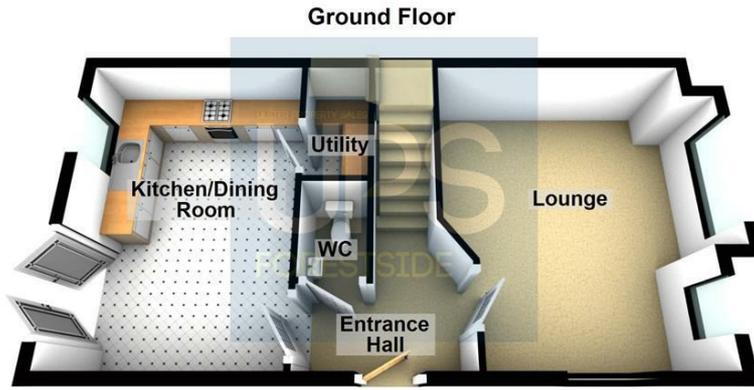
## Outside Rear



From kitchen dining area access is provided to the westerly facing patio and garden laid in lawn.  
Additional parking space to the rear.



## 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



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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