



3 The Demesne, Hillsborough Road, Carryduff, BT8 8GW

Asking Price £229,950

Deceptively spacious this 4 bedroom semi detached home offers comfortable family sized accommodation within the ever popular Demesne Development with all local amenities close at hand.

Internally this 3 storey property comprises four well proportioned bedrooms, master bedroom with en-suite shower, and with the top floor bedroom also benefitting from a room which could be used as a home office, walk in dressing room or indeed a 2nd en-suite. On the ground floor there is a spacious lounge, modern fitted kitchen with casual dining area, utility room, downstairs w/c and a white bathroom suite on first floor. In addition to a gas fired central heating system and double glazing, this property also benefits from a brick paved driveway with off street parking for 2 cars and low maintenance rear gardens. This property would be an excellent first time purchase and or family home.

An internal inspection is a must in order to fully appreciate all this house has to offer.

- Deceiving 3 storey semi detached home
- Spacious lounge
- Utility room
- En-suite to master bedroom / potential for a 2nd in top floor bedroom
- Gas heating / double glazed
- Four good size bedrooms
- Modern kitchen open to dining area
- Ground floor w/c
- 1st floor white bathroom suite
- Off street parking to the front

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

The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

Entrance hall

Laminate flooring.

Lounge 16'6 x 14'1 (5.03m x 4.29m)



At widest points.

Fireplace with raised hearth, laminate flooring.

Kitchen / dining 17'5 x 10'9 (5.31m x 3.28m)



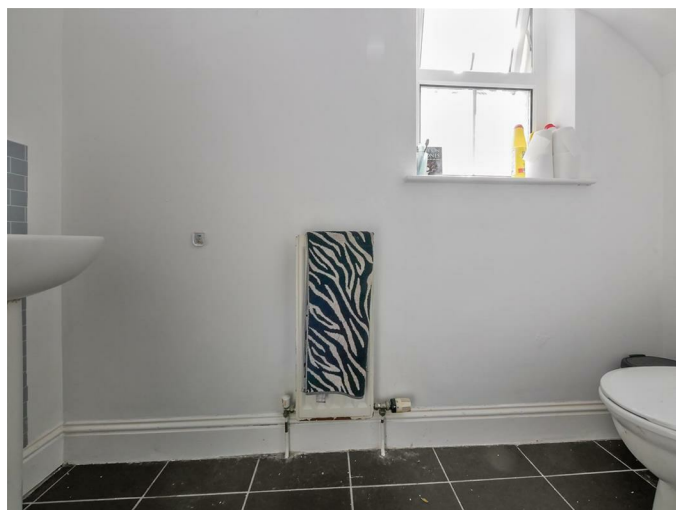
Range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, formica work surfaces, extractor fan, 4 ring hob and under oven. Integrated dishwasher, laminate flooring.

Utility room 6'10 x 5'2 (2.08m x 1.57m)



Plumbed for washing machine, work surfaces, gas boiler, laminate flooring, access to the rear gardens.

Ground floor w/c 7'9 x 3'3 (2.36m x 0.99m)



Comprising low flush w/c, pedestal wash hand basin, tiled floor.

1st floor

Bedroom 1 12'3 x 9'1 (3.73m x 2.77m)



Laminate flooring.

En-suite 5'8 x 5'2 (1.73m x 1.57m)



Comprising corner shower cubicle with chrome thermostatically controlled shower, low flush w/c, pedestal wash hand basin, extractor fan.

Bedroom 2 14'3 x 9'2 (4.34m x 2.79m)

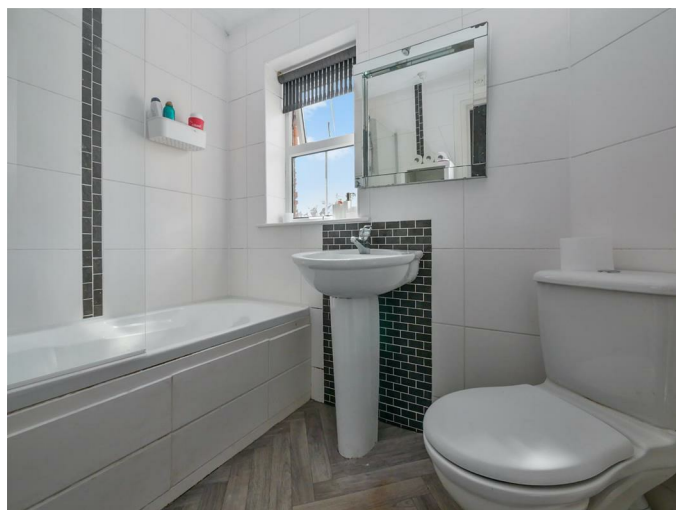


Laminate flooring.

Bedroom 3 10'7 x 7'1 (3.23m x 2.16m)



Bathroom 7'4 x 5'4 (2.24m x 1.63m)



White suite comprising panelled bath, low flush w/c, pedestal wash hand basin. Fully tiled walls.

2nd floor

Bedroom 4 18'7 x 13'5 (5.66m x 4.09m)



At widest points. Roof space access.

Walk in dressing room 5'6 x 5'3 (1.68m x 1.60m)

Potential en-suite

Outside

Brick paved driveway with off street parking for 2 cars. small loose stone area to the front. Side gate access to the rear gardens.

Rear gardens

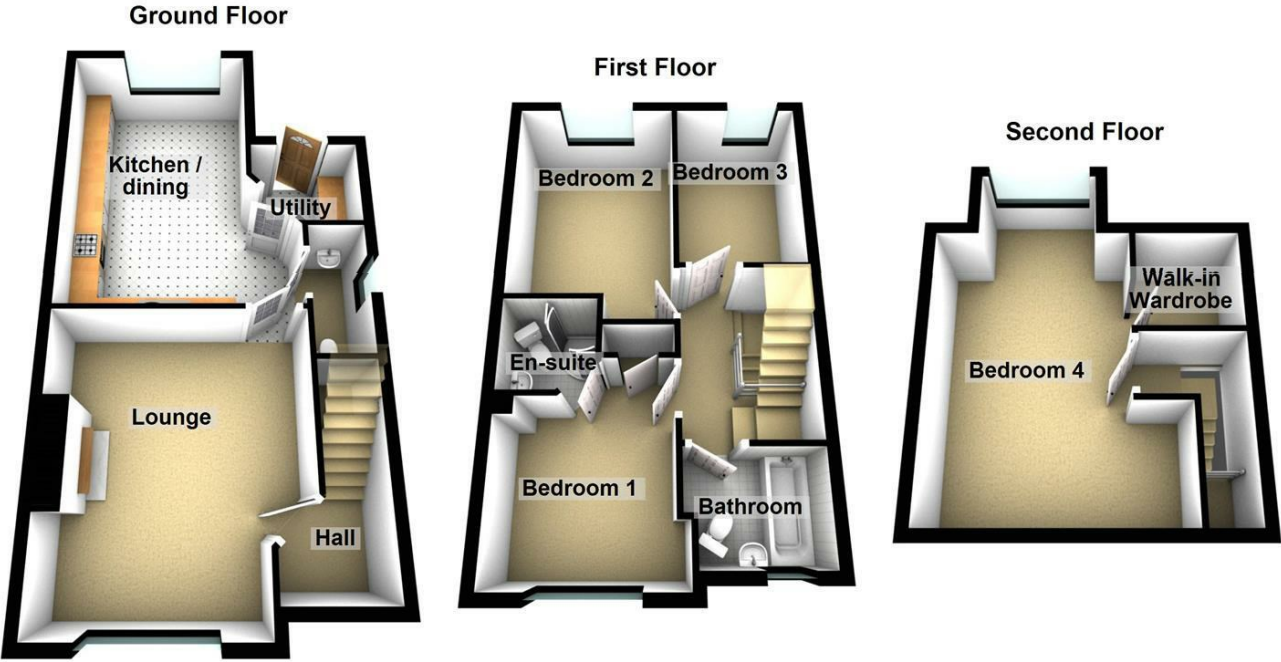


Flagged patio area, large garden shed.

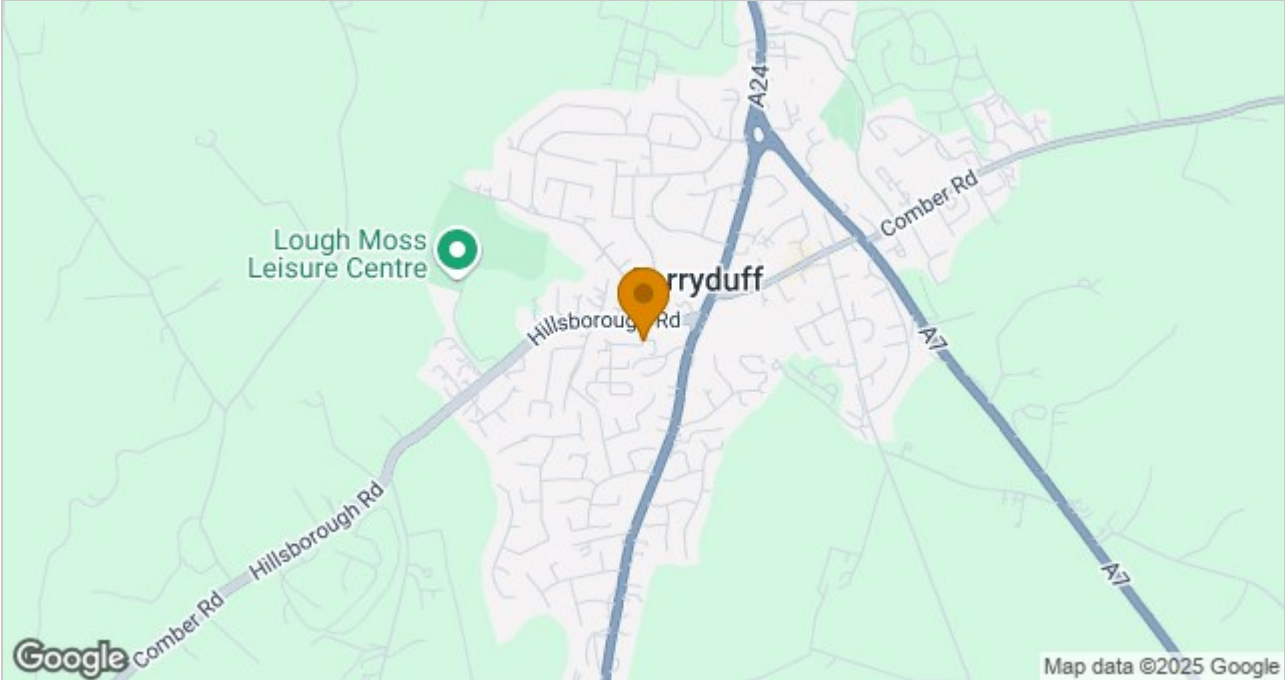
Rear elevation



Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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