



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
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	72
(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)



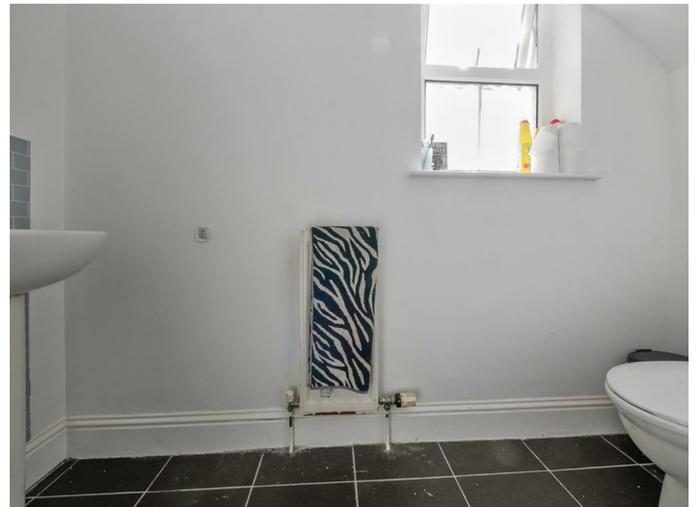
Range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, formica work surfaces, extractor fan, 4 ring hob and under oven. Integrated dishwasher, laminate flooring.

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

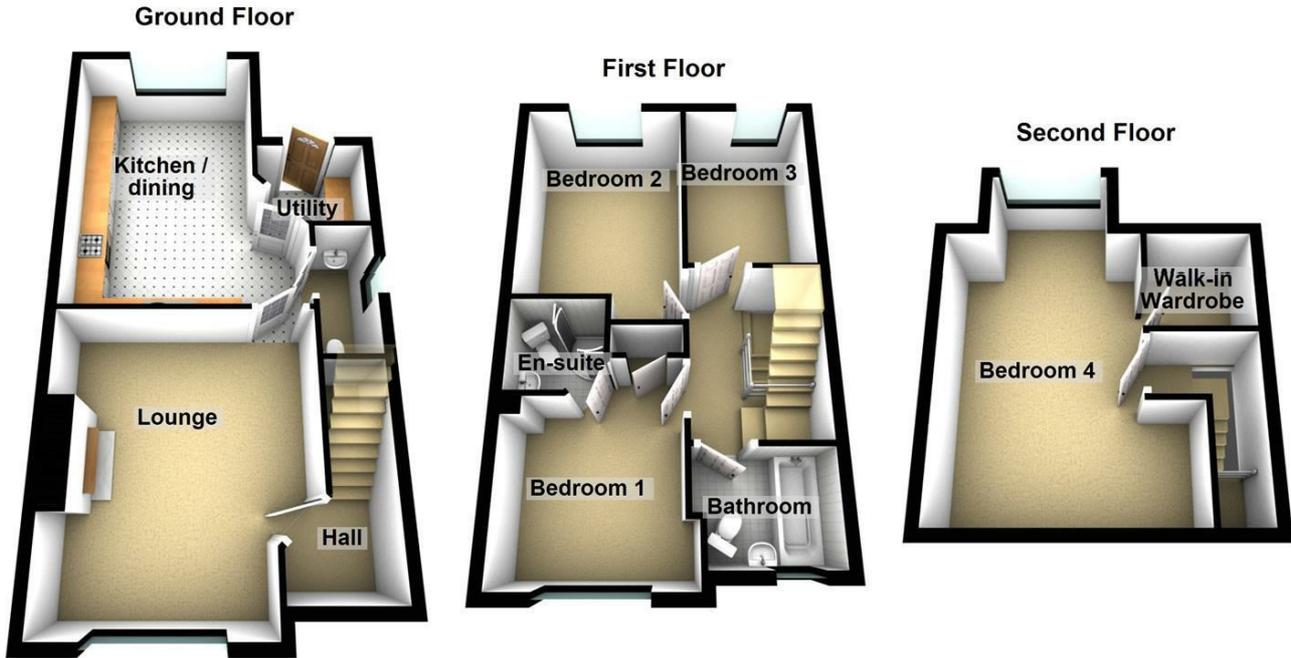


Flagged patio area, large garden shed.

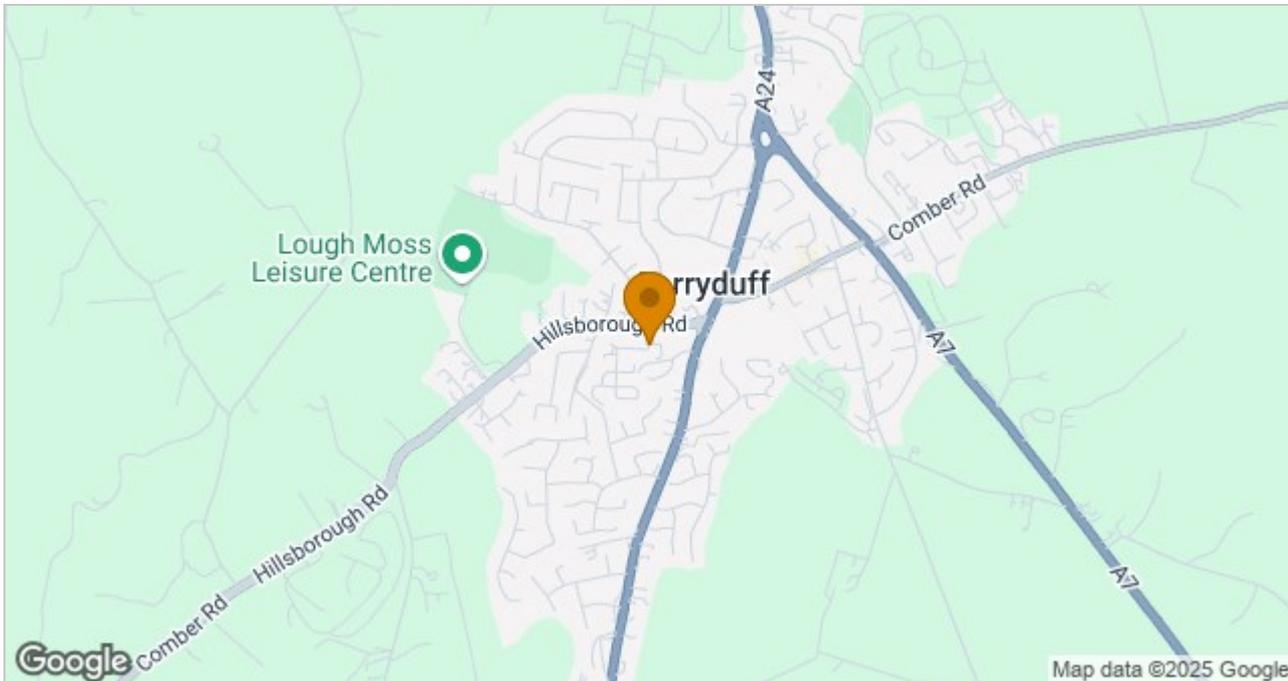
Rear elevation



Floor Plan



Area Map



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