



21 Danesfort Park, Saintfield Road, Carryduff, BT8 8FG

Asking Price £195,000

Public Notice

Address: 21 Danesfort Park, Carryduff BT8 8FG

We are acting in the sale of the above property and have received an offer of £207,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - 74

Welcome to Danesfort Park, Carryduff - an eye catching location that will make the perfect setting for your new home!

Of recent construction, this property is set in a quiet cul-de-sac and boasts excellent transport links into and out of Belfast, to include the Cairnshill Park & Ride. For families with children, there are leading primary and post-primary schools in the vicinity and fantastic local sporting clubs and facilities, perfect for those who enjoy an active lifestyle.

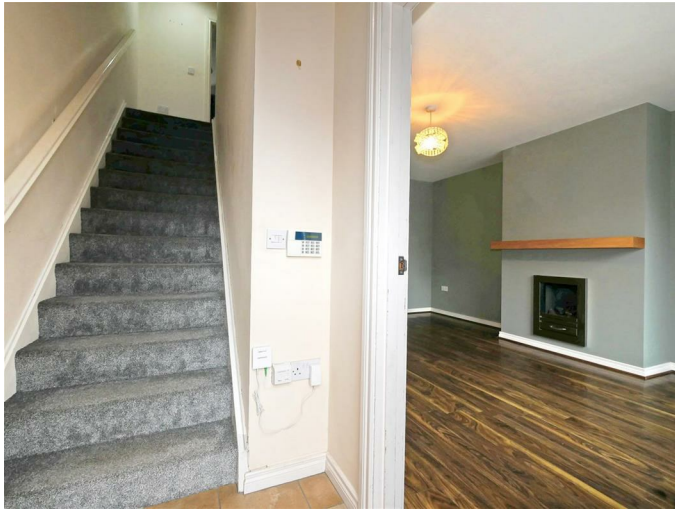
The property itself comprises of three good sized bedrooms, master with en-suite, spacious lounge that leads onto a modern fitted kitchen, utility area, ground floor w/c and white bathroom suite on first floor. The property also benefits from gas fired central heating, upvc double glazing and an enclosed rear garden with patio area.

An excellent first time purchase or family home that has little to do but just add your own personal touches!

- Recently Constructed Town House
- Master En-Suite
- Modern Fitted Kitchen / Dining
- White Bathroom Suite
- Enclosed Rear Garden
- Three Bedrooms
- Spacious Lounge
- Utility Area & Ground Floor W.C
- Gas Heating / Double Glazed
- Communal Parking

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		

Entrance Hall



Glazed upvc front door opens onto entrance hall.

Lounge 15'7 x 12'6 (4.75m x 3.81m)



Spacious lounge with stainless steel hole in the wall style gas fire-place and laminate flooring.

Modern Fitted Kitchen 12'5 x 9'9 (3.78m x 2.97m)



Modern fitted kitchen with a selection of upper and lower level units complete with wooden effect counter tops, stainless steel sink with drainer, integrated electric oven with four ring gas hob, overhead extractor fan, fridge freezer and dishwasher. Part tiled walls and tiled flooring.

Utility Room 7'7" x 5'7" (2.33m x 1.71m)



Selection of lower level units complete with formica worktops, part tiled walls and tiled flooring. Plumbed for washing machine and access to gas boiler. Glazed upvc door opens onto enclosed rear garden.

Ground Floor W.C 8'1" x 3'3" (2.47m x 1.00m)



(at widest points) White suite comprising of wash hand basin and low flush w.c. Tiled flooring.

First Floor

Access to storage cupboard on landing.

Bedroom 1 12'4" x 11'5" (3.77m x 3.50m)



(at widest points)

Ensuite 5'10" x 5'7" (1.80m x 1.72m)



White suite comprising of corner shower cubicle, pedestal wash hand basin and low flush w.c. Part tiled walls and tiled flooring.

Bedroom 2 9'8" x 9'4" (2.97m x 2.87m)



Bedroom 3 9'8" x 6'1" (2.97m x 1.87m)



White Bathroom suite



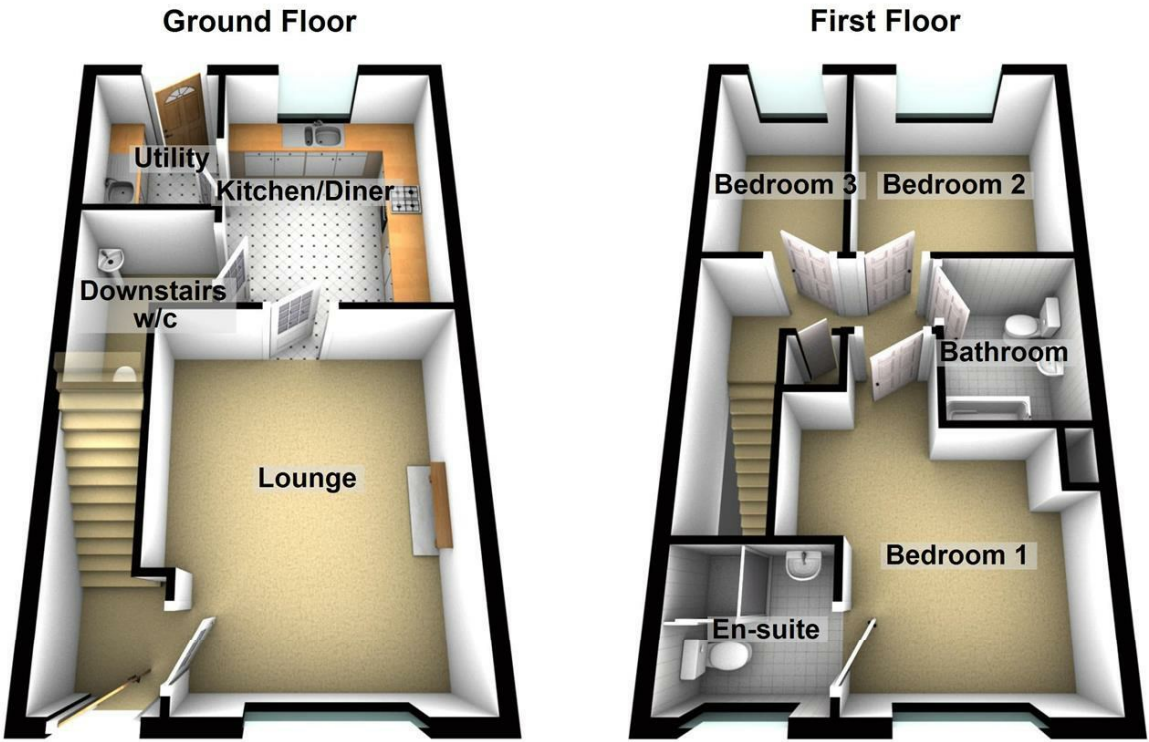
White bathroom suite comprising of panelled bath with stainless steel mixer taps, pedestal wash hand basin, low flush w.c Part tiled walls and tiled flooring.

Enclosed Rear Garden



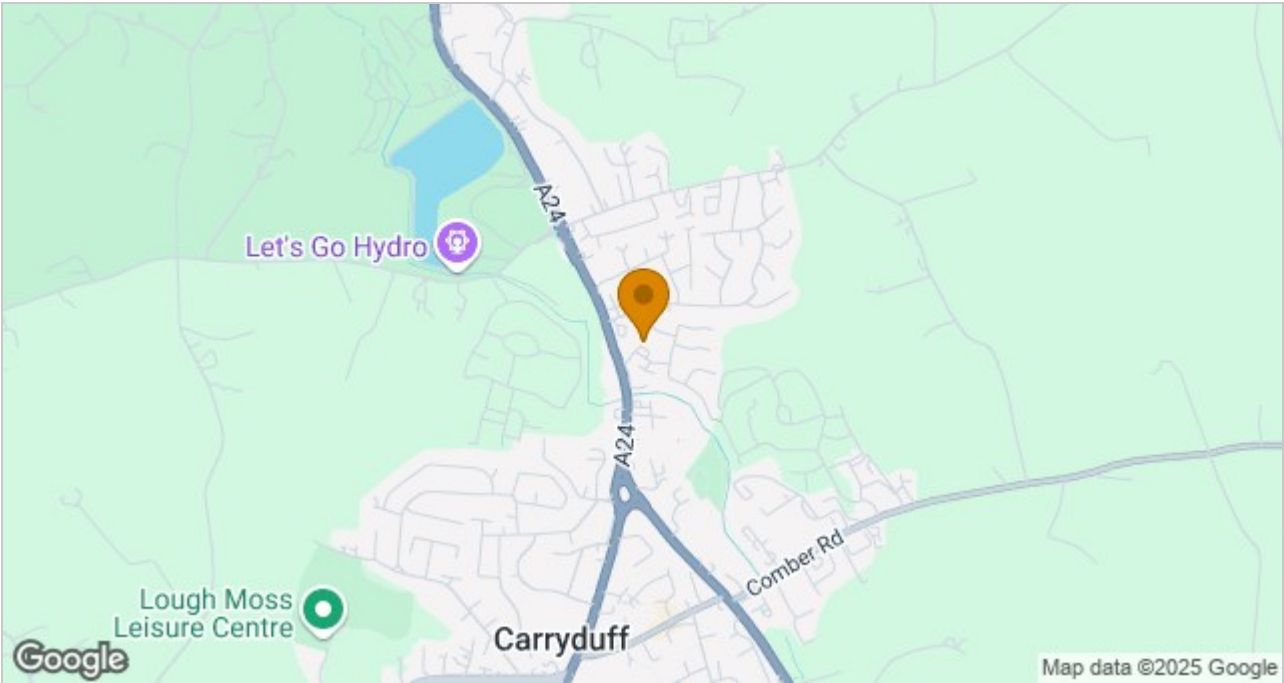
Enclosed rear garden with laid lawn and patio area.

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

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