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**2 Royal Ascot Mews
Carryduff
BT8 8SD**

**Offers Around
£265,000**

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SUMMARY

A stunning semi detached property, situated within this much sought after development, just off the Hillsborough Road in Carryduff.

The property is of recent construction and has been built and finished to an exceptional standard throughout, boasting superbly appointed accommodation that will suit the first time buyer, young couple or family. Fitted with gas fired central heating, uPVC double glazing and an excellent 'B' energy rating to ensure lower running costs, the property also enjoys easily maintained front and rear gardens with a garden shed that benefits from light and power creating the potential for a home office, if desired.

The accommodation comprises of a spacious lounge with wood burning stove, contemporary fitted kitchen with an excellent range of integrated appliances, which is open plan to a spacious living and dining area, downstairs WC, three excellent sized bedrooms including the principal bedroom ensuite and a family bathroom, fitted with a modern white suite.

Within close proximity are a range of local amenities, public transport, doctor's surgery, and local primary schools, whilst Lesley Forestside Shopping centre, Belfast city centre and Lisburn are all within a convenient commute. With nothing to do but move in and enjoy modern, convenient living, we strongly recommend early viewing!

FEATURES

- Stunning Semi Detached Property Situated Within This Modern Development
- Perfect For The First Time Buyer, Young Couple And Families
- Spacious Lounge With Wood Burning Stove
- Three Excellent Sized Bedrooms Including Principal Bedroom Ensuite
- Superbly Appointed Open Plan Kitchen, Living And Dining Area
- Family Bathroom With Modern White Suite
- Gas Fired Central Heating, uPVC Double Glazing And 'B' Energy Rating
- Spacious Driveway Providing Excellent Off Street Parking
- Fully Enclosed Rear Gardens With Shed (With Light And Power – Potential Home Office
- Convenient Commute To Forestside Shopping Centre, Belfast And Lisburn

Entrance Hall

Glazed pvc composite door; tiled floor.

Lounge

16'11 x 11'7 (5.16m x 3.53m)

Beautiful Inglenook style fireplace with wood burning stove on tiled hearth; Herringbone floor; bay window; built-in cabinetry.

WC

White suite comprising close coupled wc; semi pedestal wash hand basin with mono mixer tap; tiled floor; recessed spotlights; extractor fan.

Open Plan Kitchen / Living /Dining Area

19'5 x 17'3 (maximum measurements) (5.92m x 5.26m (maximum measurements))

Excellent range of contemporary fitted high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with swan neck mixer tap; integrated Bosch electric oven; 4 ring gas hob; stainless steel splashback; extractor hood over; integrated fridge / freezer; dishwasher and washing machine; formica worktops with matching upstands; tiled splashback; tiled floor; recessed spotlights; built-in storage cupboard.

First Floor / Landing

Built-in airing cupboard; access to roofspace (via Slingsby type ladder- floored)

Bedroom 1

9'10 x 9'7 (3.00m x 2.92m)

Bedroom 2

13'4 x 9'3 (4.06m x 2.82m)

Principal Bedroom

12'0 x 10'8 (3.66m x 3.25m)

Ensuite Shower Room

Modern white suite comprising separate tiled shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted glass shower screen; close coupled wc; semi pedestal wash hand basin with mono mixer tap; part tiled walls; tiled floor; towel radiator; recessed spotlights; extractor fan.

Bathroom

7'3 x 7'0 (2.21m x 2.13m)

Stunning white suite comprises P shaped bath with pillar mixer tap; thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted glass shower screen; close coupled wc; semi pedestal wash hand basin with mono mixer tap; part tiled walls; tiled floor; towel radiator; recessed spotlights.

Outside

Spacious tarmac driveway providing extensive car parking.

Gardens

Front garden laid out in lawn; fully enclosed rear gardens laid out in artificial grass; spacious paved patio area; outside lights and water tap.

Garden Shed / Home Office

9'11 x 9'8 (3.02m x 2.95m)

Light and power points.

Ground Floor

Approx. 57.3 sq. metres (616.8 sq. feet)



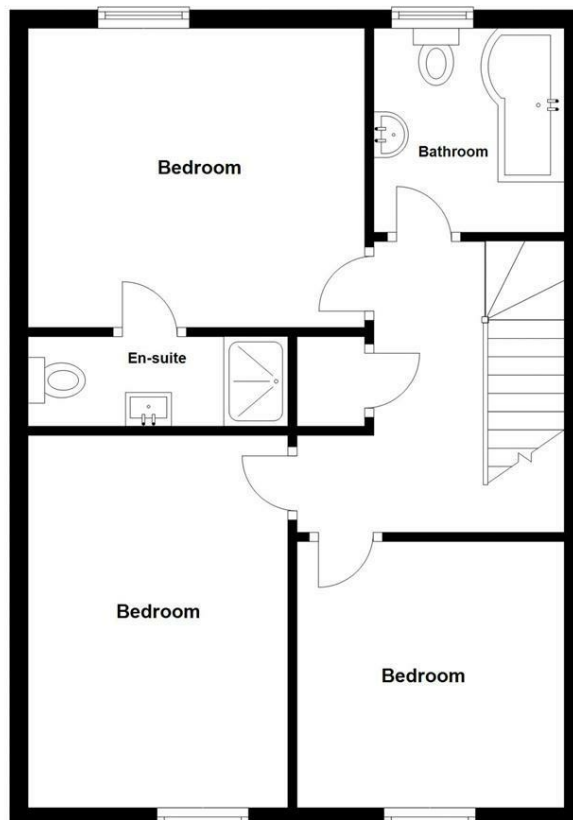
Total area: approx. 107.2 sq. metres (1153.9 sq. feet)

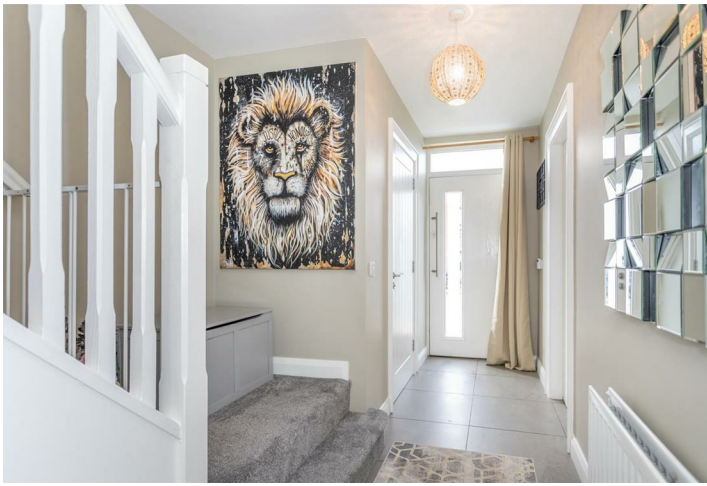
Photography and Floor Plans by houseflyni.co.uk
Plan produced using PlanUp.

2 Royal Ascot Mews, Carryduff

First Floor

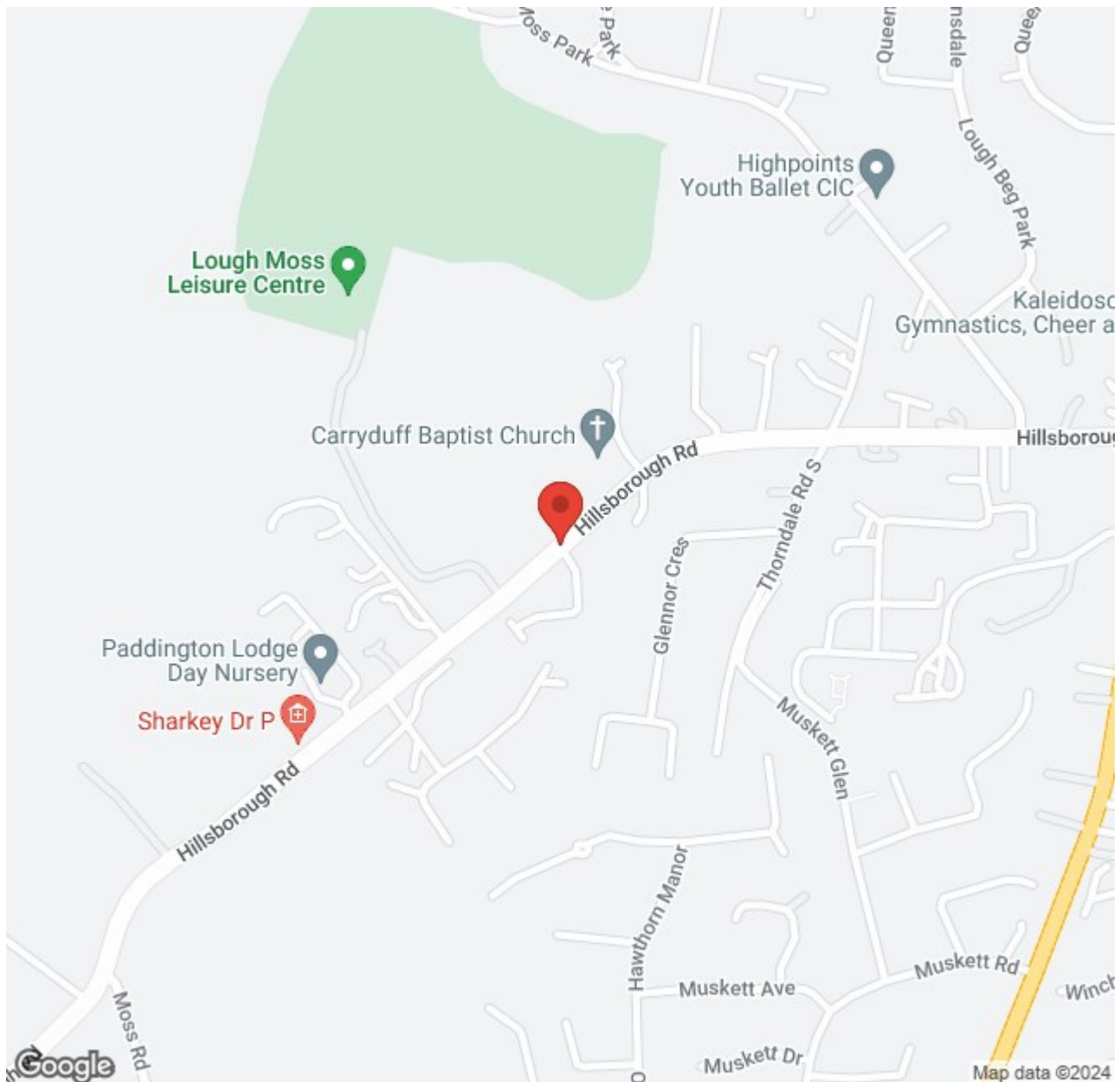
Approx. 49.9 sq. metres (537.1 sq. feet)











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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