

This modern townhouse is located in this excellent development off the Hillsborough Road in Carryduff. 'The Demesne' development is now maturing into an area and development of character and style that will have wide ranging appeal for a variety of potential purchasers. Well positioned for those seeking a commuting base with good access to Belfast city centre, Lisburn city centre and County Down.

The bright well laid out accommodation comprises on the ground floor a large living room with dining area open to an excellent modern kitchen. Upstairs on the first floor are two bedrooms, the master with an en-suite shower room and then on the second floor is a third bedroom and main bathroom.

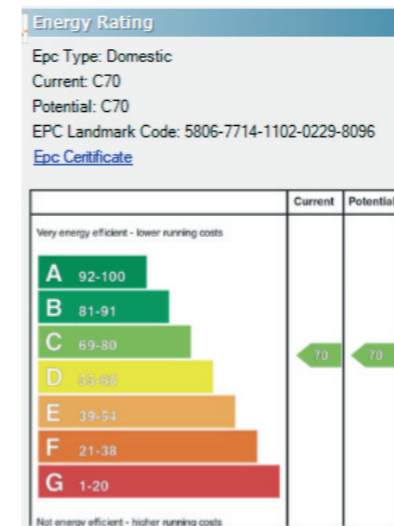
Ideally suited to those seeking a home that is ready to move into and attractively priced.

Offers Over
£150,000

117 The Demesne,
Carryduff,
BELFAST,
BT8 8GT

Viewing by
appointment with
& through agent
028 9066 3030

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700
www.templetonrobinson.com



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Corryduff,
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Property Features

- Modern townhouse in excellent residential location
- Spacious living room and dining area
- Excellent modern kitchen area
- Three well-proportioned bedrooms
- Principal bedroom with ensuite shower room
- Main bathroom with white suite
- Phoenix gas central heating / uPVC framed double glazed windows

Location:

Travelling out of Belfast on the Saintfield Road take the second exit at the Carryduff roundabout towards Ballynahinch. The Carryduff centre is on your left hand side, turn right at the traffic lights onto Hillsborough Road. The Demesne is approx 100m on your left hand side.

Property Comprises

Ground Floor

Solid wood front door to . . .

ENTRANCE HALL: Electric cupboard, laminate wood effect floor. Door to . . .

CLOAKROOM: White suite comprising low flush wc, wash hand basin with tiled splashback, ceramic tiled floor, extractor fan.

LIVING ROOM: 16' 2" x 11' 9" (4.93m x 3.58m) (at widest points).

Disconnected wall-hung gas fire. Open plan to . . .

KITCHEN/DINING: 14' 12" x 7' 3" (4.57m x 2.21m) Modern fitted kitchen with range of high and low level units, four ring gas hob, stainless steel extractor fan, electric oven, 1.5 bowl stainless steel sink unit with stainless steel drainer, integrated fridge freezer, plumbed for washing machine, part tiled walls, ceramic tiled floor, door to understairs storage. Open plan to dining area.

First Floor

LANDING:

BEDROOM (1): 16' 5" x 11' 8" (5.01m x 3.56m) Door to bedroom 3/additional walk-in wardrobe.

ENSUITE SHOWER ROOM: Modern white suite comprising of fully tiled shower cubicle with electric shower, low flush wc, pedestal wash hand basin with tiled splashback, ceramic tiled floor, extractor fan.

WALK IN WARDROBE:

BEDROOM (3)/WALK-IN WARDROBE: 8' 10" x 8' 0" (2.7m x 2.45m)

Second Floor

LANDING: Access to roofspace, Velux window giving natural light.

BEDROOM (2): 18' 8" x 15' 10" (5.69m x 4.83m) (at widest points). Velux window.

BATHROOM: Modern white suite comprising panelled bath with shower over, shower screen, low flush wc, pedestal wash hand basin with tiled splashback, ceramic tiled floor, part tiled walls, extractor fan.

