

Alan Newell

Estate Agents & Valuers

No 17 DANESFORT PARK
CARRYDUFF, BELFAST BT8 8FG



A very fashionable townhouse, THREE bedroom one with ensuite, situated in this modern development close to and overlooking the main Saintfield Road just below the roundabout in Carryduff from where the A24 leads to Belfast City centre. Convenient to both local shopping in Carryduff, schools, churches and other facilities and on a good bus route. An excellent opportunity for a first time buyer, young couple or investor seeking a well appointed home with many special features. Comprising of separate living room with wall mounted Phoenix gas fire, well fitted kitchen with integrated appliances, separate utility room and downstairs W.C. with THREE first floor bedrooms (one with luxury ensuite) and good family bathroom. Gas fired central heating and water heating is installed and the property has Upvc double glazed windows and main entrance doors. Enclosed garden area at rear approached by a shared passage. On road car parking to front in common with other residents. Special features include tiled or wood laminate flooring to ground floor, recessed ceiling lighting to some rooms, wood finish internal room doors, moulded white painted skirting and architraves, white sanitary fittings, Early inspection strongly recommended. EPC: C73/C75

Asking Price

Offers Invited Around £139,500-00

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Entrance Hall: wood laminate floor. Upvc entrance door with glass panes

Sitting Room: 15/8 (4.78m) x 12/3 (3.73m) with wood laminate flooring. Wall inset Phoenix gas fired room heater. Access to



Superb Kitchen: 12/3 (3.69m) x 9/10 (3.0m) with part tiled walls and square tiled ceramic floor. Excellent range of wood door

units with concealed lighting, recessed ceiling lighting and contrasting work tops. Inset one and half bowl sink top with mixer tap, fitted appliances include Gorenje gas hob with Gorenje fan assisted under oven and grill, Gorenje stainless steel chimney extractor hood, integrated upright fridge and freezer, integrated Gorenje dishwasher.



Separate Utility Room: 7/6 (2.31m) x 5/6 (1.70m) with matching tiled floor and Upvc door to rear. Range of cupboards with worktop including inset stainless steel sink bowl with chrome mono mixer tap. Plumbing for washing machine.



Downstairs Cloakroom W.C : 8/6 (2.6m) x 5/6 (1.7m) with matching square tiled floor and white suite comprising low flush W.C. with push button cistern and wall mounted corner positioned wash hand basin. Ceiling mounted extractor fan.

First Floor

Master Bedroom 1: 14/6 (4.42m) x 11/6 (3.03m) maximum

Ensuite: 5/10 (1.80m) x 5/7 (1.72m) with part tiled walls and tiled floor, fashionable white suite comprising close coupled Low Flush W.C. with push button cistern and matching circular wash hand basin with mono chrome tap, walk in shower cubicle with folding doors and Mira Sport Max electric shower control, recessed ceiling lighting.



Bedroom 2: 9/9 (2.99m) x 9/6 (2.87m)



Bedroom 3: 9/6 (2.99m) x 6/3 (1.88m)

Main Bathroom: 7/1 (2.18m) x 5/10 (1.78m) part tiled walls, fashionable white suite comprising panelled bath with mixer chrome taps, pedestal wash hand basin with chrome mono mixer tap and close coupled low flush W.C. with push button cistern, ceiling mounted extractor fan, ceramic tiled floor, recessed ceiling lighting.

Airing Cupboard: slatted shelves with internal radiator

Central Heating: Phoenix gas central heating and water heating is installed from a Baxi boiler



Security: An intruder alarm system is installed.

Garden: Enclosed private garden at rear with tanadized timber decked area

Tenure: Leasehold subject to an Annual Rent of £50-00

Rates: Capital Value confirmed as £130,000-00 making the Domestic Rates payable to Lisburn Castlereagh City Council as £879-32 for the year commencing 01 April 2015

EPC: C73/C75

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

