



Estate Agents & Valuers

www.alannewell.com

☎ 028 9081 2422

**No 42 The Demesne Hillsborough Road,
Carrduff, Belfast BT8 8GU**



This is an excellent three storey mid-townhouse, traditionally constructed a few years ago together with adjoining similar styled properties which have all been cleverly arranged with a clever outlook to rear overlooking a landscaped open-air atrium. This property enjoys private car parking to front and is approached by its own front door. Bright and well-presented accommodation of circa 1,151 Sq. Ft (107 M Sq.) which incorporates a W.C. on the ground PLUS two more on the first floor which are incorporated into two well-appointed bathrooms incorporating either a fixed bath or shower cubicle, THREE good bedrooms completes the layout. The internal arrangement provides for a generous living room with wall mounted gas fire and French style glazed floor to ceiling windows overlooking the atrium, a compact but well equipped custom designed kitchen with integrated appliances and a ground floor toilet. The first floor has two of the bedrooms and a third equally sizable bedroom is positioned on the upper floor with enormous potential for anyone choosing to work from home, there is also good storage space, some rooms have wood laminated flooring and all have white wood panelled room doors. Phoenix gas fired central heating is installed. No additional external private garden space is available. This style of property is popular with tenants so investors should be alert and open minded given the increasing levels of rent which are being experienced.

Asking Price: Offers Invited over £150,000-00

Entrance Hall: 7/0 x 6/6 approx. Hardwood painted entrance door. Tiled floor, wood spindled balustrades to stairwell with carpeted floor covering.



Understairs cloakroom with tiled floor and white suite comprising low flush push button cistern and small pedestal wash hand basin.



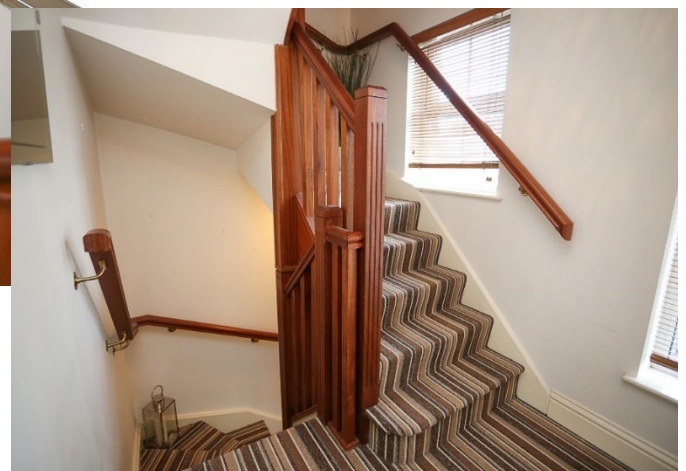
Sitting Room: 18/3 x 10/9 and part 9/3 with wood laminate flooring and moulded skirting boards, wall mounted gas fire (not tested), feature glass pane patio doors and matching side panel windows overlooking rear landscaped atrium providing excellent light with South Facing aspect.



Customised Designed Kitchen: 7/9 x 7/0 with range of high- and low-level high gloss finished doored units with contrasting worktops including an inset stainless steel sink top with mixer taps. Fitted appliances include an integrated fridge/freezer, four ring gas hob and electric under oven. Plumbing for washing machine.



First Floor Landing: A spacious area with window for maximum light, large storage cupboard



Master Bedroom: 18/3 x 9/3 with two South Facing windows, wood laminate flooring and emulsioned walls.



Ensuite Shower Room: 7/9 x 7/0 with tiled splash back to part and part easy wash wipe walling around shower and tiled floor. Shower cubicle with curved screen and mains operated shower fitting, low flush W.C. with push button cistern and wash hand basin with mono chrome mixer tap.



Second Floor: Spacious landing area with window and wide stairs approach.



Bedroom 2: 11/0 x 10/10 with dormer window

Bedroom 3: 11/6 x 7/10 with dormer window.

Main Bathroom: 7/3 x 5 9 with part easy maintained wash wipe walling around bath and tiled flooring, Velux roof window, white suite comprising panelled bath with chrome mixer taps, pedestal wash hand basin and low flush W.C. Ceiling extractor fan.



Outside: Car parking space to front with easy access.





Central Heating: Phoenix Gas central heating and constant water heating is installed which provides hot water to the kitchen and each of the two showers.

Rates: Capital Value confirmed as £125,000-0 (Courtesy of Land & Property Services Web site) the domestic rates charged by Lisburn and Castlereagh City Council for the year commencing 01 April 2022 to 31 March 2023 are £980-88

Tenure: Leasehold held on a long lease subject to an Annual Rent of Approximately £150-00 (to be confirmed).

Service Charge: We understand that an annual service charge of approximately £300-00 is collectable by the Demesne Management Company

EPC: Commissioned