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No 28 DANESFORT PARK, SAINTFIELD ROAD
CARRYDUFF BT8 8FG

Superbly positioned and tastefully presented FOUR bedroom townhouse



Occupying what is perhaps one of the finest positions in this popular modern development this imposing, delightful, deceptively spacious (circa 1,900 Square Feet) and most attractive home will have wide appeal. From its prominent setting over-looking the main Saintfield Road, it experiences unrivalled views across open countryside and beyond, whilst retaining a desirable convenience to public transport, local convenience shopping and proximity to other amenities that Carryduff can offer. Wonderfully spread over three floors, the accommodation is excellent offering generous room layout together with a flexibility available to anyone wanting to work from home, cater for a growing family seeking their own space or simply the need to relax. Special features are many, including a potential GROUND FLOOR bedroom or OFFICE, separate ground floor integral garage with utility room at rear, magnificent first floor living room with square bay window and easy open plan access to a spacious connecting well fitted luxury kitchen and adjoining dining area, THREE further second floor bedrooms well positioned close together for family living. Early inspection is recommended for full appreciation. Feature tiled or wood flooring to all reception areas, Phoenix gas central heating and instant water heating, TWO bathrooms and a third W.C. Useful off-road car parking to front and a manageable landscaped garden to rear. EPC: C72/C73

Asking Price: Offers Around £210,000-00

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Entrance Hall: Composite two tone Upvc entrance door with obscure viewing panes, large ceramic glazed floor tiles, white spindled balustrades to stairwell and recessed ceiling lighting. Ground floor understairs low flush W.C. with pedestal wash hand basin with vented extractor.



Bedroom 4 or Study: 9/9 x 9/3 maximum with matching large ceramic glazed floor tiles, emulsioned pastel wall covering and double floor to ceiling Upvc French doors opening to enclosed rear garden.



Integral Garage: 19/4 max x 16/0 max with up and over vehicle door plus easy access to ground floor hallway. Small fitted wet room and access through garage to:

Utility Room: 8/6 x 7/10 with large ceramic glazed floor tiles, range of low-level cupboard units including inset stainless steel sink top with mono mixer tap, plumbing for washing machine, Upvc half glazed outer door leading to enclosed garden. Wall mounted Baxi gas boiler.

Stairs to First Floor landing

Magnificent Sitting Room: 16/4 x 15/5 maximum PLUS large square bay window. A bright airy room with exceptional outlook across the green landscaped part of the development and beyond to countryside across Saintfield Road. Chimney breast with flush inset gas fire with coal effect and polished stainless-steel surround. Wood laminate flooring with moulded skirting board and flush wood panelled doors. Opening leading to



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Generous Modern Kitchen/Dining: 15/0 x part 10/5 with contrasting large ceramic floor tiling. Excellent range of extensive Oak door high- and low-level units with pelmets and cornices and contrasting work tops including inset stainless steel sink top with mono mixer tap, part tiled walls between units to contrast. Fitted appliances include, four ring Phoenix gas hob with stainless steel extractor canopy over and under double oven, integrated fridge/freezer. Recessed ceiling lighting. Separate access to landing. Ample space for dining table with pleasant aspect towards the view fronting the property.



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Stairs to Second Floor spacious landing with recessed ceiling lighting, white gloss woodwork and flush wooden room doors. Window to front.



Master Bedroom: 16/6 x 14/4 into bay, an excellent room with a superb outlook again over the Saintfield Road and beyond aided by a large window to front. Ample space for furniture. Access to:





Luxury Ensuite: part 7/8 x part 4/6 x 6/8 with part tiled walls and contrasting border, square tiled ceramic flooring, recessed ceiling lighting, ceiling mounted extractor, fashionable white suite comprising of oval pedestal wash hand basin with chrome mono mixer tap, close coupled low flush W.C. with push button cistern, enclosed wash wipe, easy clean shower cubicle with folding glass door and mains supplied slim shower fitting with chrome head



Bedroom 2: 10/1 x 8/4 to rear



Bedroom 3: 10/1 x 6/4 to rear



Superb Bathroom: 7/9 x 5/9 with square tiled ceramic flooring, half tiled walls with contrasting border edging, fashionable white suite comprising panelled bath with chrome mixer shower taps, circular pedestal wash hand basin with chrome mono tap, close coupled low flush W.C. with push button cistern. Recessed ceiling lighting and extractor fan.



Central Heating: Phoenix gas central heating and water heating is installed

Security: An intruder alarm system is installed, plus an automatic door entry system

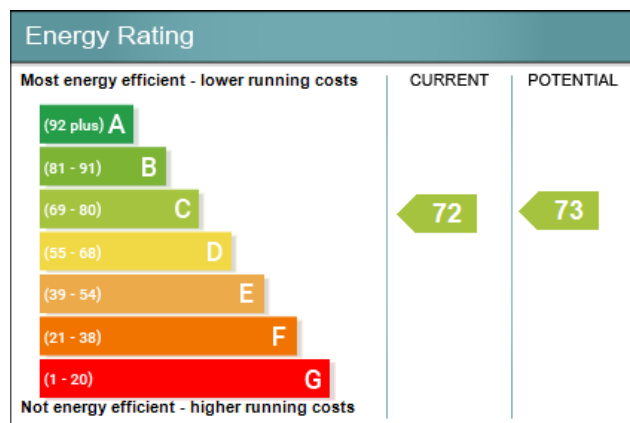
Outside: Brindled brick set paved front path and matching extensive driveway with parking for cars side by side fronting the garage.

Gardens: Level front garden in grass with open pleasant outlook to front, seating area to front. Enclosed manageable landscaped garden to rear bordered by close upright wood fencing with coloured pebbles, shrubs etc (no grass) Extensive flagged patio area approached by French doors from ground floor

Tenure: Advised Freehold.

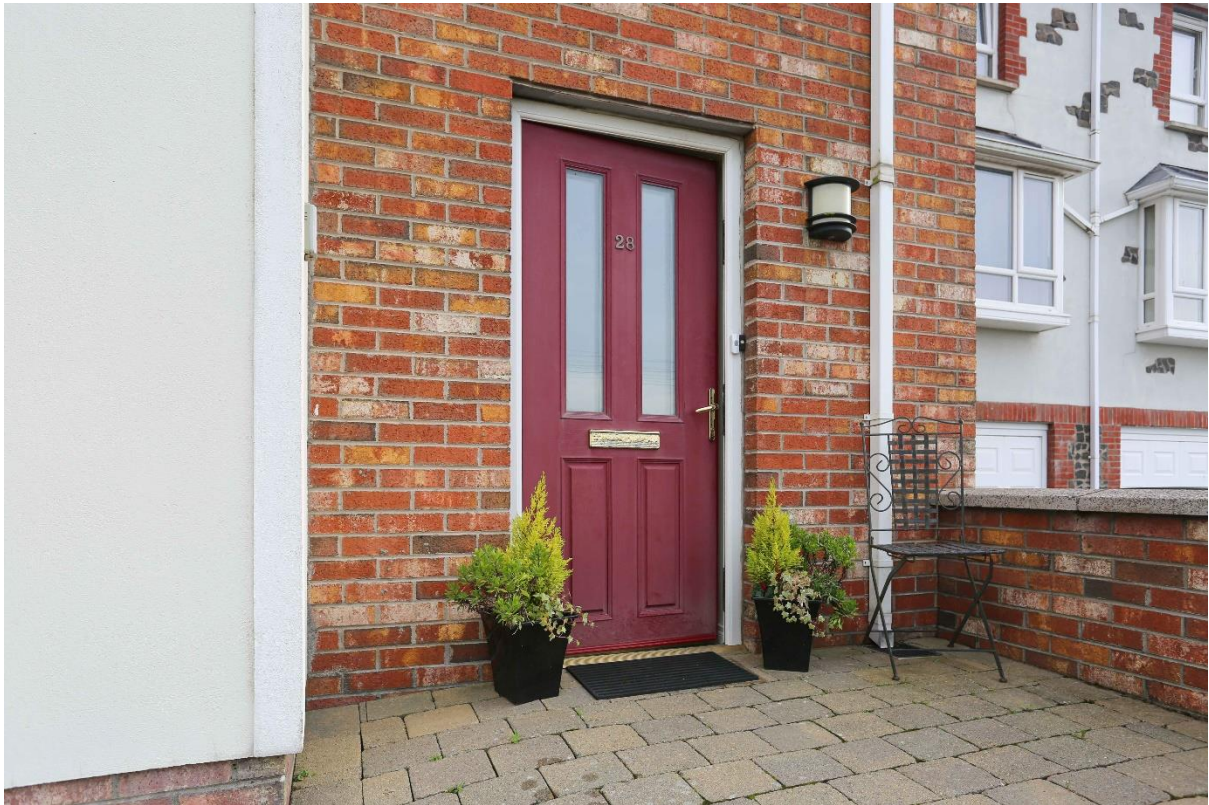
Rateable Value: Capital Value advised as £200,000-00 (courtesy of Land & Property Services Rating Division website). The Domestic Rates payable to Lisburn and Castlereagh City Council for the year commencing 01 April 2021 are therefore calculated as £1,546.40

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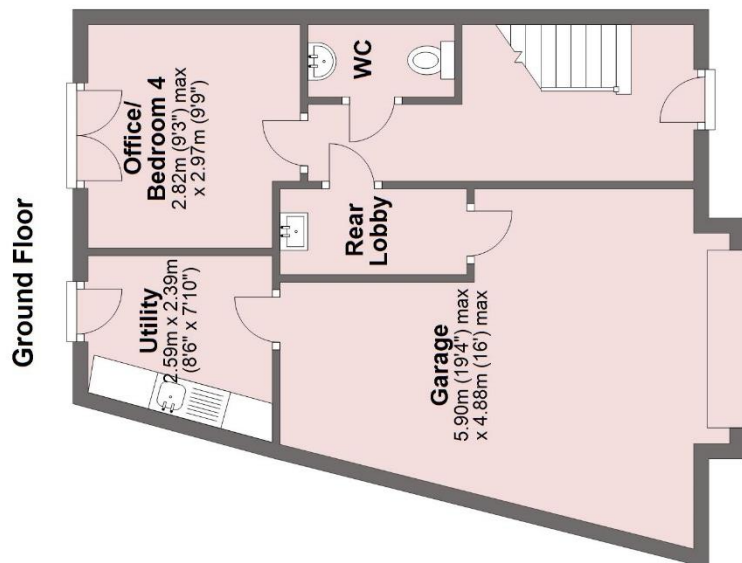
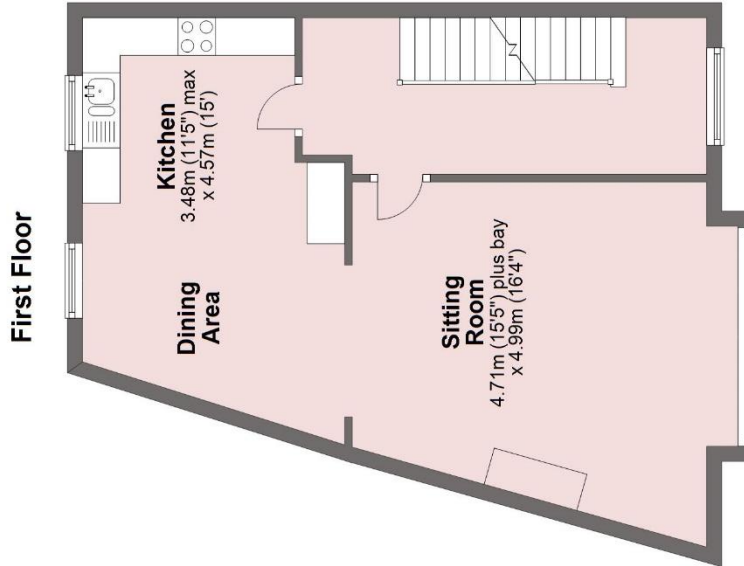
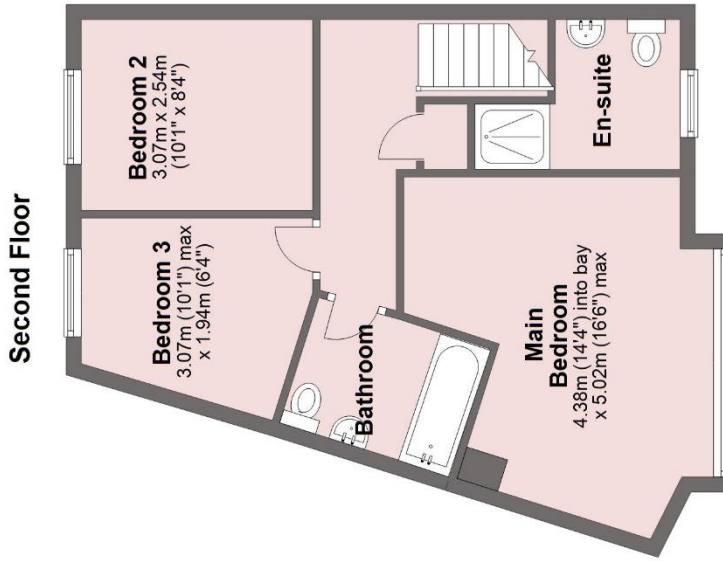




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Plan for illustrative purposes only
Plan produced using PlanUp.

28 Danesfort Park, Carryduff

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