

# Alan Newell

## Estate Agents & Valuers

No 2 DANESFORT PARK, SAINTFIELD ROAD  
CARRYDUFF BT8 8FG



This is rare opportunity to acquire an excellent semi-detached modern home of circa 1,080 Sq Ft with generous enclosed garden space to rear and convenient car parking all located in the popular Danesfort Development which is approached through Baronscourt directly off the A24. Constructed by the Chambers Homes Group in the early 2000's and comprising a mix of townhouses and duplex homes, this particular semi has much to offer. The location is excellent, on the Belfast side of Carryduff, within a short stroll of the Saintfield Road with its busy public transport connections leading to the city centre and a short walk from local amenities which are available close by. The property, which is presently tenanted, offers good practical space on two floors with many special features. It has Phoenix Gas central, a gas ring hob and contemporary gas fire in the generous living room. The kitchen, which is well appointed with cherry oak units and integrated or fitted appliances has ample room for a table plus it leads to a separate utility room and downstairs toilet. The first floor offers THREE bedrooms the master having a sizable ensuite with its own window. A main bathroom completes the first floor. Early inspection is recommended for full appreciation. EPC: C71/C73

Asking Price: Offers Invited Around £182,500-00

Viewing: By Appointment with our office and arrangement with occupants

**DISPOSALS • ACQUISITIONS • MANAGEMENT • APPRAISALS • VALUATIONS**

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Entrance Hall: Two tone composite solid finish entrance door, wood laminate flooring and white painted woodwork

Excellent Living Room: 18/9 x 12/9 into square bay window with private outlook, wood laminate flooring and wall mounted gas fed contemporary fire with polished stainless steel surround.



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Generous Kitchen: 12/0 x 10/3 with space for dining table. Ceramic tiled floor, part tiled walls and excellent range of high and low level Cherry Oak cupboards with contrasting worktops. Inset one and half bowl stainless steel sink top with chrome mixer tap. Fitted appliances include an inset four ring gas hob with stainless steel extractor over and electric under oven. Integrated dishwasher space, upright fridge/freezer unit. Concealed lighting under units. Pleasant outlook to rear over garden. Recessed ceiling lighting



Separate Utility Room: 6/9 x 5/6 with part tiled walls and matching tiled floor, range of units including a stainless steel sink top, broom or ironing board cupboard, plumbing for washing machine and Upvc glazed door to rear.



Cloakroom: 6/3 x 5/6 with matching tiled floor to kitchen, white suite comprising white low flush W.C. with push button cistern and corner mounted wash basin with mono spray tap.

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First Floor: Large airing cupboard on landing with central heating radiator.

Master Bedroom: 14/9 x 12/6 maximum



Ensuite Shower Room: 6/0 x 6/0 with part tiled walls, white suite comprising of deep block style wash hand basin on pedestal with mono chrome mixer tap, low flush W.C. with push button cistern and walk in easy wipe down shower cubicle with mains operated shower unit External window and recessed ceiling lighting.



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Bedroom 2: 10/0 x 9/9



Bedroom 3: 10/0 x 6/3



Main Bathroom: 7/6 x 6/0 with part tiled walls and tiled floor. Fashionable white suite comprising panelled bath with chrome mixer taps, deep block wash hand basin with pedestal and mixer spray mono tap, low flush W.C. with push button cistern. Recessed ceiling lighting.



Central Heating: Phoenix Gas central and water heating is installed.

Outside: Brick brindled paving to front with easy and convenient pedestrian access, access to side for bin collection etc. Residents car parking available to rear, in common and with direct access to the rear of the property.

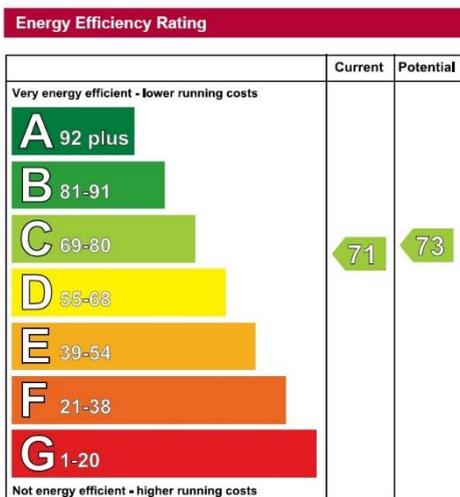
Gardens: Extensive mature garden area to front, side and especially to rear with pleasant South Facing aspect for those long sunny summer days ahead.

Tenure: Advised Freehold

Rates: The Land & Property Services web site have confirmed a Capital Value of £135,000-00 upon which the Domestic Rates are calculated by Lisburn & Castlereagh City Council. The domestic rates for the current year commencing 01 April 2021 are assessed as £1,043-82

Service Charge: Danesfort is managed by a Management Company and the Annual Service Charge payable in respect of No 2 for the year 2020 is calculated as £90

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