

Alan Newell

Estate Agents & Valuers

No 6b THE DEMESNE,
HILLSBOROUGH ROAD,
CARRYDUFF BT8 8GW



This is a superb, well proportioned TWO bedroom GROUND FLOOR apartment with ensuite which is conveniently positioned within a detached purpose building of six similar styled apartments sharing a common entrance hall with the security features that brings. Built only about fifteen years the traditional construction displays many fine features including excellent insulation qualities, higher than average room ceilings, solid concrete floors and a level of appointment which is both expected and fully appreciated to-day. The layout is excellent with generous room sizes and ample storage space, Phoenix gas central heating and instant water heating is installed with a mains operated shower fitting and all windows are fitted with Upvc framed double glazed units. An automatic door entry system connects the apartment owner with the external door for convenience and additional security. The Demesne is both popular and convenient being within easy walking distance to the Doctor's, chemist, churches and library plus the other amenities that Carryduff offers. Early inspection is recommended for full appreciation. EPC: C75/C78

ASKING PRICE: Offers Around £119,000-00

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FRONT HALL: A common front entrance with NO steps to navigate and opening straight to the footpath, door entry controlled from inside the apartment. External post box.

ENTRANCE HALL: A spacious L shaped hallway from which most rooms and storage space is accessible all with pre finished white panelled room doors. Useful airing cupboard with space for storing.

LARGE STORE: 10/4 x 3/6 with wall shelves, wood laminate flooring and light point.



EXCELLENT SITTING ROOM: 19/3 x 12/9 into bay window with two individual windows. Imitation fireplace with inset electric fire. Space for dining.



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WELL FITTED KITCHEN: 10/0 x 7/6 with external window to gable, tiled walls and tiled floor, range of high and low level wood door finish units with contrasting worktops including one and half bowl inset stainless steel sink top with mono mixer tap. Space for slot in electric cooker, space for automatic washing machine, integral upright fridge with freezer under. Recessed ceiling lighting and feature glass block walling to provide light to adjoining hallway. Space for small table for casual dining, breakfast etc.



MASTER BEDROOM: 15/4 x 10/7 with window to rear.

LUXURY ENSUITE: 7/5 x 5/0 with fully tiled walls and tiled floor, fashionable white suite comprising corner positioned shower quadrant cubicle with folding glass doors and mains operated shower fitting, white pedestal wash hand basin with spray mono tap, and matching white low flush W.C. and wall mounted hot towel rail. Ceiling mounted extractor.



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BEDROOM 2: 14/0 x 8/9 with window at rear

FASHIONABLE BATHROOM: 7/5 x 7/1 with fully tiled walls and ceramic tiled flooring, oval wall mirror, white panelled bath with chrome mixer shower taps over plus pedestal wash hand basin with chrome mixer taps and low flush W.C. Ceiling mounted extractor fan, wall mounted towel radiator.



CENTRAL HEATING: Phoenix gas heating is installed

SECURITY: An intruder alarm system is fitted.

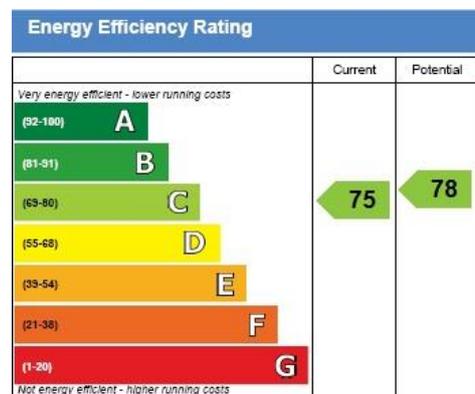
TENURE: Leasehold subject to an annual rent of £150-00

RATES: Capital Value confirmed as £120,000-00 we understand that the rates payable for the year commencing 01 April 2018 are £880-08

SERVICE CHARGE: We are advised that the current Annual Service Charge is £785-00 approximately which included building insurance cover

OUTSIDE: Car parking in common with other owners

EPC: C75/C78

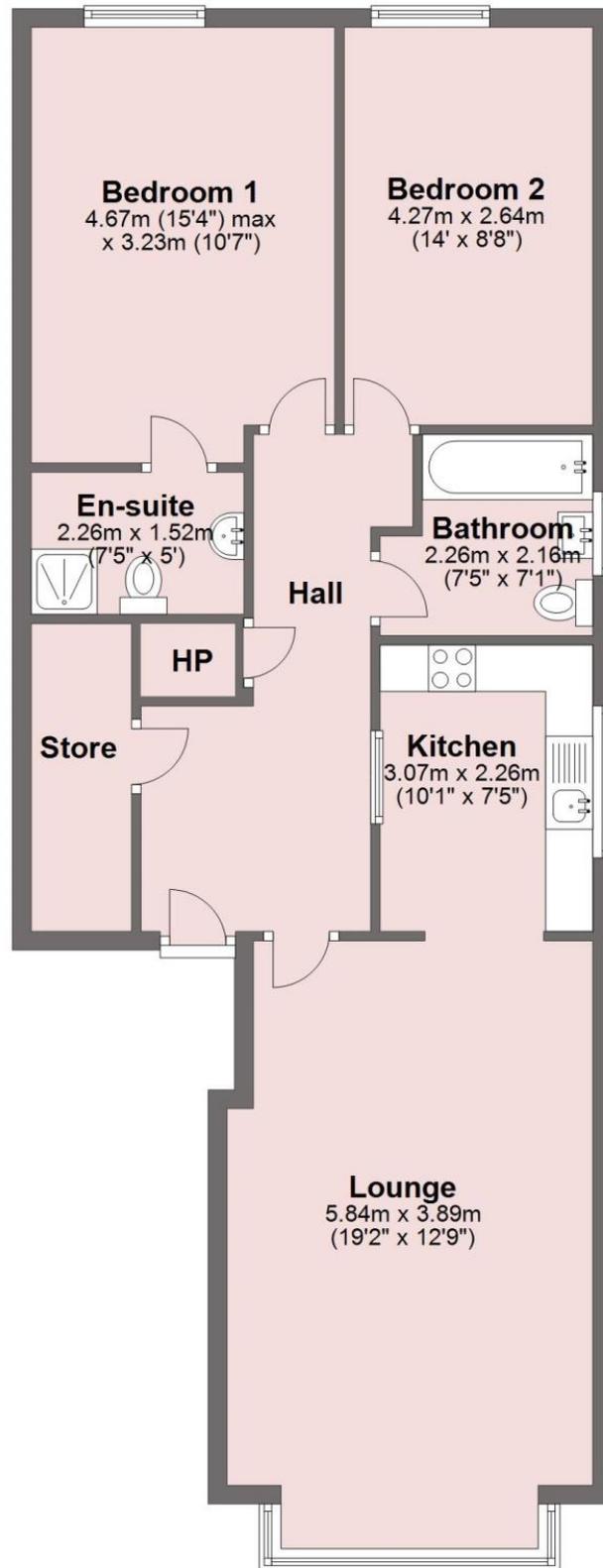


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Ground Floor



Plan for illustrative purposes only
Plan produced using PlanUp.

6b The Demesne, Carryduff, Belfast

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