

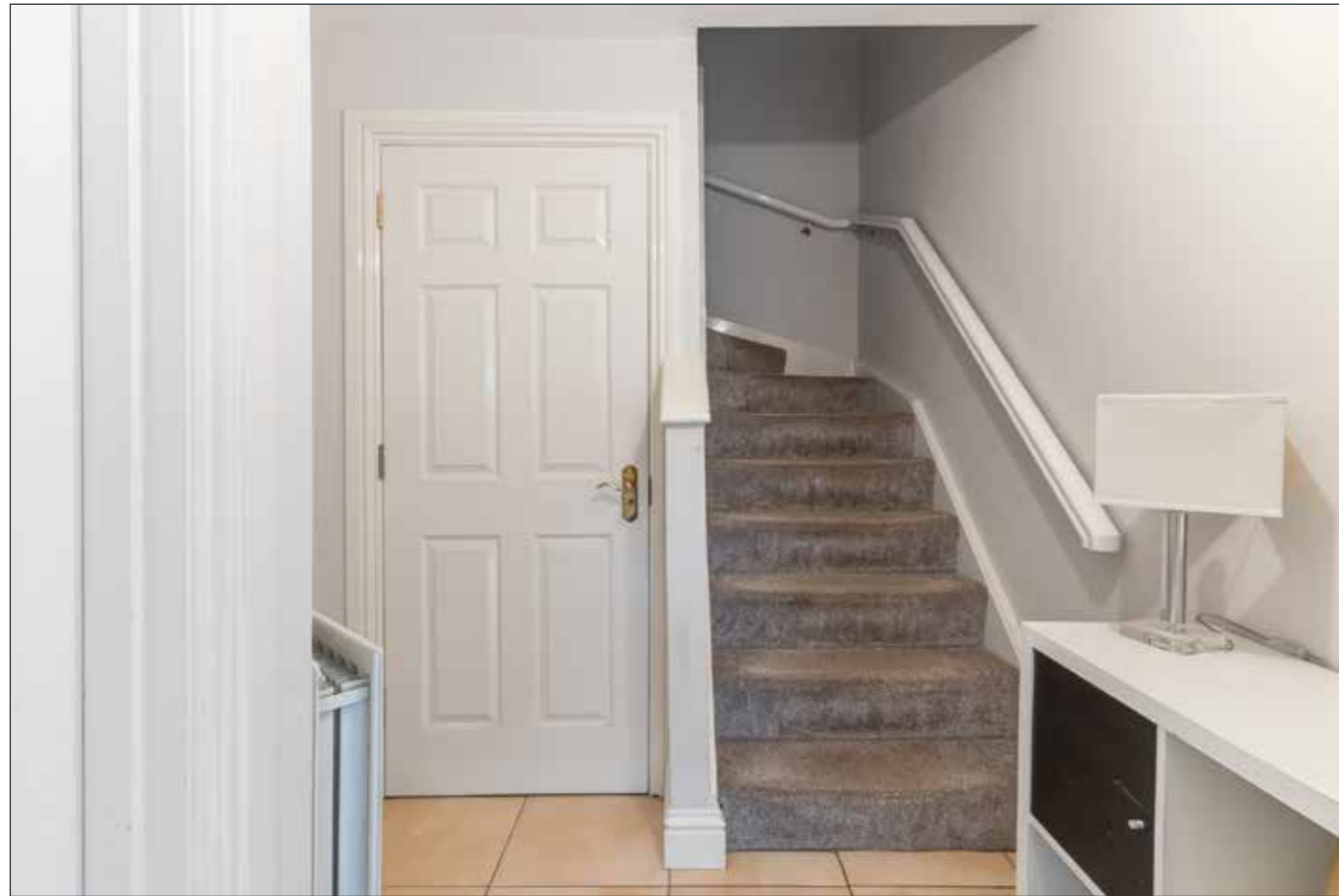
**simonBRIEN**  
RESIDENTIAL

## 6 Demesne Cottages, The Demesne, Belfast, BT8 8GS



Offers Over £149,950

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Attractive Three Storey End Townhouse Set Within Cul-De-Sac
- Three Good Sized Bedrooms
- Modern Fitted Kitchen Open Plan To Living / Dining Area
- Cloakroom
- Modern Family Bathroom
- Gas Fired Central Heating
- Oak Effect PVC Double Glazing
- Communal Parking Area With 2 Spaces & Gardens
- Adaptable Layout
- Convenient & Popular Location

#### SUMMARY

Ideally located off the main Hillsborough Road in Carryduff, 'The Demesne' development has constantly proved to be a popular place to live over recent years. It offers ease of access to Belfast City Centre, together with a number of schools in the area, shopping at Forestside, and Tesco at Newtownbreda.

Well-presented throughout, the accommodation comprises of three bedrooms, living room, kitchen / dining, cloakroom, and bathroom in white suite.

With little to do but move in, we recommend immediate viewing.

Please contact our South Belfast office to arrange a viewing at your earliest convenience on 028 9066 8888.



#### ENTRANCE HALL:

Ceramic tiled floor.

#### DOWNSTAIRS WC:

Low flush WC. Pedestal wash hand basin with tiled splashback. Ceramic tiled floor.



#### ACCOMMODATION

#### GROUND FLOOR

#### ENTRANCE:

Solid wooden front door leading to:



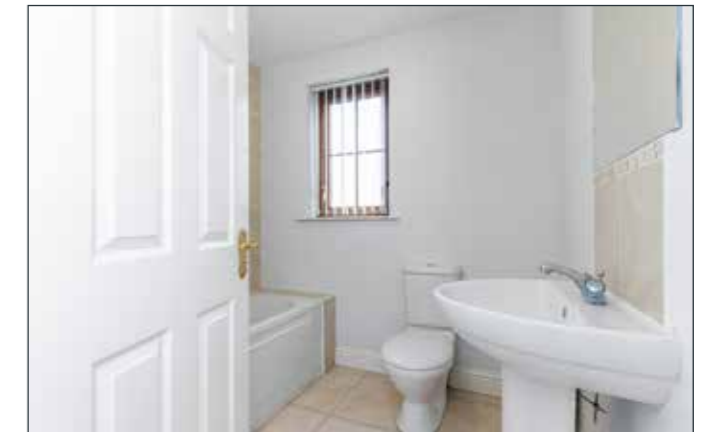
#### KITCHEN / LIVING / DINING

#### AREA:

**12' 8" x 11' 3" (3.86m x 3.44m)**

Range of high and low level units. Partially tiled walls. 4 ring gas hob with under bench electric oven and stainless steel extractor fan over. Integrated fridge/freezer and 'Indesit' washer / dryer. Stainless steel sink unit. Ceramic tiled flooring. In the Living / Dining area - laminate wooden flooring.





**FIRST FLOOR**

**LANDING:**

Shelved hot-press with 'Worcester' gas boiler.

**BEDROOM (1):**

10' 0" x 9' 8" (3.05m x 2.95m)

**BEDROOM (2):**

9' 3" x 9' 0" (2.81m x 2.75m)

**BATHROOM:**

Low flush WC. Pedestal wash hand basin. Bath with partially tiled wall and shower above. Ceramic tiled floor.







## SECOND FLOOR

### LANDING:

Velux window.

### BEDROOM (3):

19' 8" x 16' 11" (6.00m x 5.16m)

Velux window.

### OUTSIDE

Communal garden to the front. Private wooden decked area to the rear with communal garden in lawn. 2 car parking spaces (not allocated).



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/K/22/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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