

# Alan Newell

## Estate Agents & Valuers

No 15 Baronscourt Manor  
Saintfield Road  
CARRYDUFF BT8 8FF



This is an immaculate TWO bedroom GROUND FLOOR luxury apartment of circa 75 SqM (800 Sq Ft approx) built just three years with care, detailed attention and no shortage of superb features and fittings. One of a small number of similar styled brick finished units with a private enclosed South facing rear garden complete with artificial lawn and allocated tarmac surfaced car parking space. This is a very contemporary styled home, with excellent insulation qualities and natural light in abundance with large floor to ceiling windows to principal rooms dual colour graphite grey externally white internally, it is also easily heated with Phoenix gas fired domestic water and full central heating. Of interest to everyone, professional couples, retiring couples and first time buyers who will appreciate the modern design, practical layout including storage space which provide a most generous reception room with large bay window, fashionable well created modern kitchen with matching island unit and integrated appliances, luxury bathroom with large walk in shower cubicle, spacious ensuite shower room with slim fittings, beautiful internal pre painted room doors with stainless steel lever handles, recessed ceiling lighting to many areas. Baronscourt Manor is well situated off the main Saintfield Road just before Carryduff within easy commute to services, convenient shopping, public transport connections and other practical amenities. Discerning viewers will certainly appreciate that this most appealing property needs nothing but setting in their furniture.

Asking Price: OFFERS AROUND £152,500-00

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Accommodation Comprises: Ground floor entrance to side with easy access to allocated car parking space.



Spacious Entrance Hall: with two tone composite main entrance door

Excellent Open Plan Living Area: 24/0 into bay window x 20/5 max a magnificent bright and appealing room with extensive window space, outlook and direct access to enclosed South facing rear garden. Tastefully furnished, decorated and with many neat and appealing touches including quality flooring such as tiled area to bay window for dining, recessed ceiling lighting and flexibility for seating and dining. Large walk in cupboard storage unit. Bay window with floor to ceiling windows and access to private garden.



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Quality Modern Kitchen: 15/0 x 8/0 with central island unit providing stool height eating, useful additional cupboard space with all matching delightful fawn shade cupboard doors with contrasting worktops including inset stainless steel top with high stand mixer tap, expertly fitted with concealed integrated upright fridge and freezer unit under, Indesit double oven with four ring gas hob and splash back all with stainless steel chimney extractor hood over, Indesit integrated dishwasher, plumbed for washing machine, tiled flooring around kitchen with recessed ceiling lighting.



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Master Bedroom: 11/7 x 10/1 with floor to ceiling window, large walk in storage cupboard and access to



Ensuite Shower Room : 7/1 x 6/6 fully tiled walls and with quality sanitary fittings comprising corner quadrant walk in shower cubicle with floor drain and power shower fitting, wall hung wash basin with mono chrome tap, close coupled low flush W.C. and wall mounted chrome towel rail.

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Bedroom 2: 11/7 x 10/1 with floor to ceiling window.



Main Bathroom: 7/4 x 6/4 with fully tiled walls around large shower cubicle with power shower fitting and floor drain, wall hung wash basin with mono chrome tap, close coupled low flush W.C., with push button cistern. Wall mounted chrome towel heated radiator, extractor plus opaque external window.



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Central Heating: Phoenix Gas water and central heating is installed with individual boiler positioned in the kitchen.

Insulation: Solid concrete flooring throughout with excellent insulation qualities (see excellent Energy Performance Certificate rating).

Security: An intruder security alarm system is installed.

Outside: Enclosed South facing level garden with artificial grass covering for low maintenance, surrounded by close boarded upright fencing, and screened by protective beech hedge row. Access directly from ground floor living area.

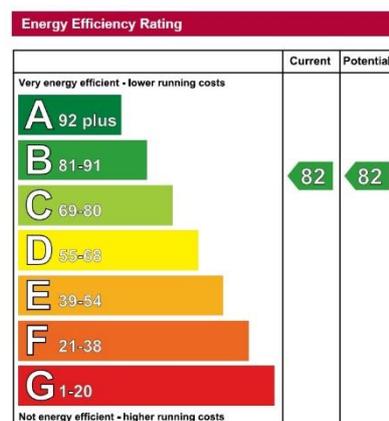


Tenure: Leasehold held on a long lease subject to an Annual Rent

Rates: Capital Value confirmed as £135,000-00 (courtesy of Land & Property Services web site) making the domestic rates payable to Lisburn & Castlereagh City Council as £1,043-82

Service Charge: We are advised that a bi-annual Service Charge equivalent to £500-00 approximately is collected in relation to external maintenance and up-keep of common areas including those planted, external lighting, property insurance and external window cleaning.

EPC: B82/B82

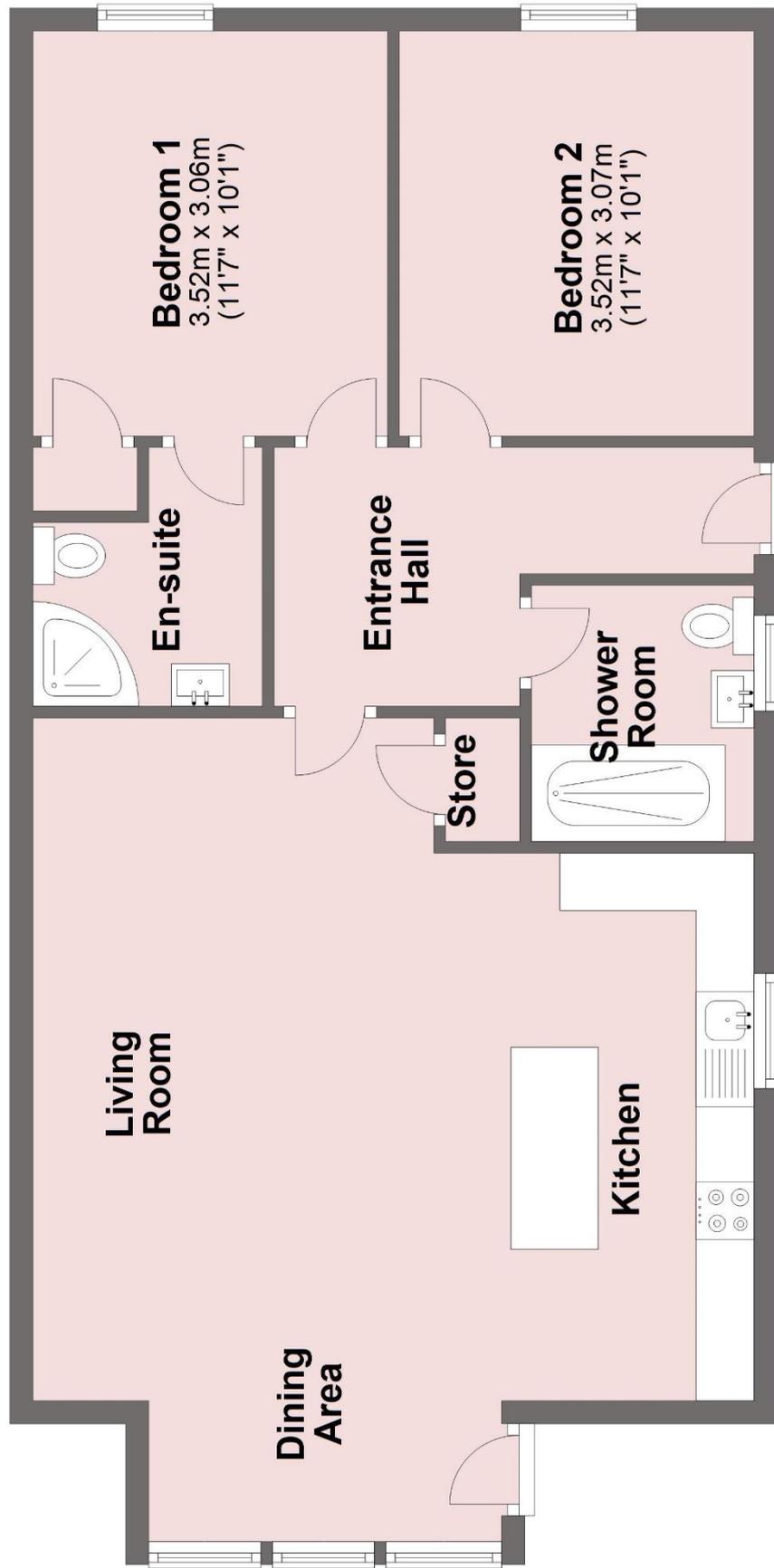


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## Ground Floor



Plan for illustrative purposes only  
Plan produced using PlanUp.

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