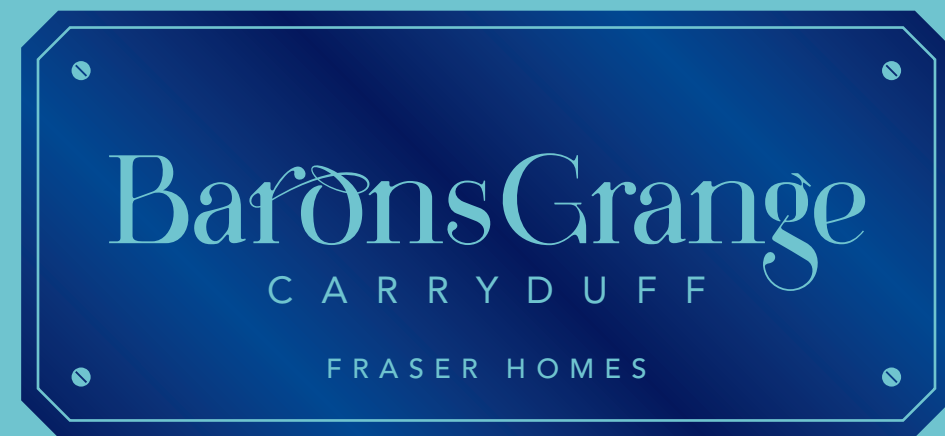


AN EXCLUSIVE DEVELOPMENT
OF STYLISH HOMES





All images taken from BaronsGrange



The Perfect Balance
for Modern Living



3

LIFE WITHOUT LIMITS

1. Let's Go Hydro, Carryduff
2. Forestside Shopping Centre, Castlereagh
3. General Merchants Café at Forestside Shopping Centre
4. The Ivanhoe Hotel, Carryduff
5. Rockmount Golf Club, Carryduff
6. Let's Go Hydro, Carryduff



Located in the thriving community of Carryduff, BaronsGrange is ideally placed for today's modern living.





A Location with Everything

Convenient shopping includes the Town and Country Shopping Centre and Brackenvale Supermarket & Filling Station as well as several other shops.

Local cafes and restaurants include the Ivanhoe Inn, Eight South, Toasted Artisan Kitchen and Woodlawn Garden Centre. Forestside Shopping Centre is just 10 minutes away with an excellent range of stores including Sainsburys, Marks and Spencers and Dunnes Stores.

Carryduff also offers a range of creches, nursery schools and two primary schools. The town also offers numerous school bus links to grammar and secondary schools.

Local parks include the Lough Moss play park and Carryduff Park with Belvoir Forest Park and Shawsbridge just 10 minutes away. For golfers, Rockmount Golf Club, Belvoir Park Golf Club and Temple Golf Club are all close by.

FIND A BETTER WORK / LIFE BALANCE

1. Rockmount Golf Club, Carryduff
2. Let's Go Hydro, Carryduff
3. Let's Go Hydro, Carryduff
4. Lagan Valley Regional Park, Belfast
5. The Ivanhoe Hotel, Carryduff
6. Lough Moss Leisure Centre, Carryduff
7. Forestside Shopping Centre, Castlereagh
8. Tesco Extra, Newtownbreda
9. Forestside Shopping Centre, Castlereagh



Luxury Living, on the Edge of Belfast

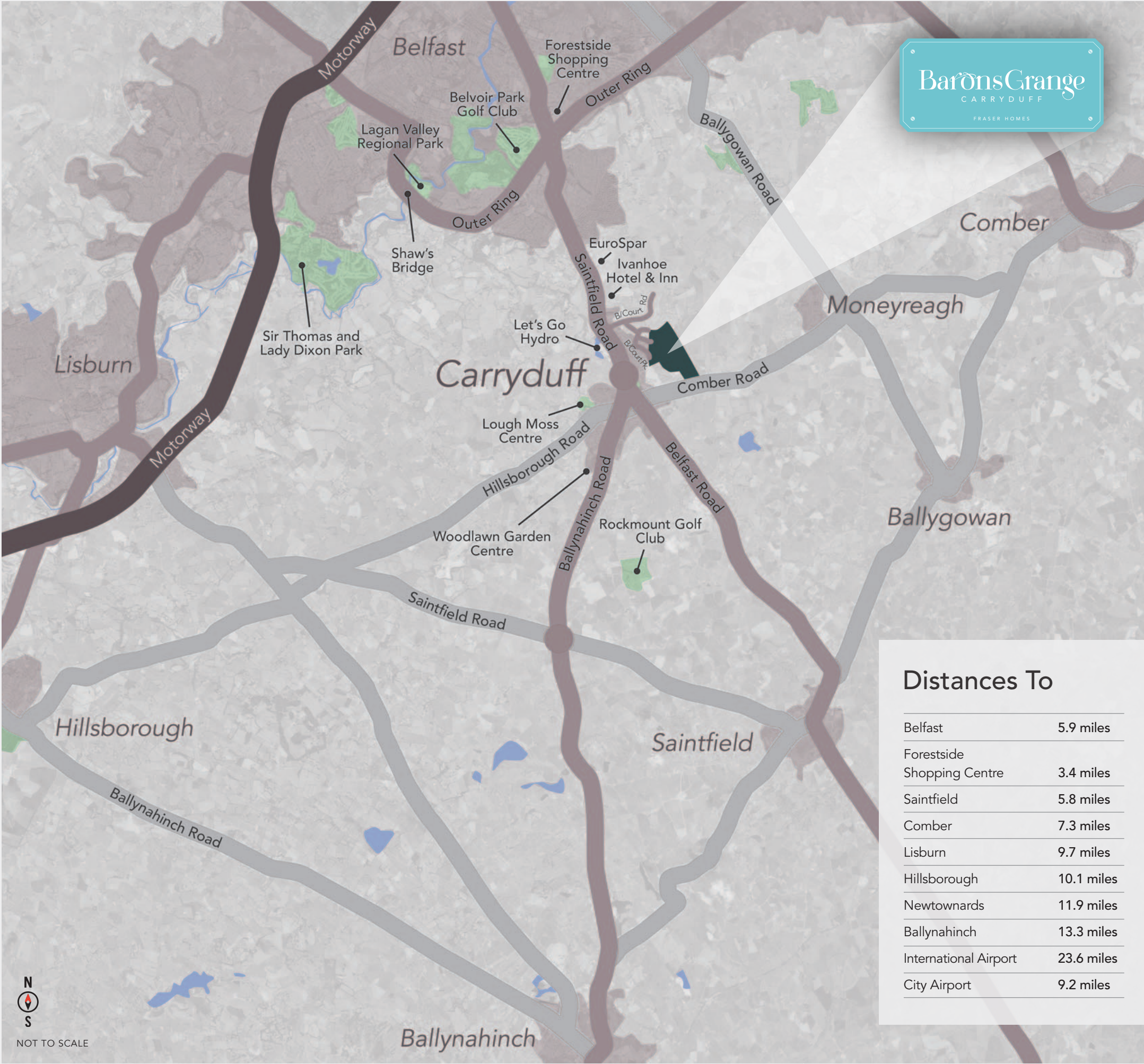
PERFECTLY POSITIONED

1. Victoria Square, Belfast
2. Lunch, Arthur Street, Belfast
3. Corn Market, Belfast
4. Coppi Restaurant, Belfast
5. Shopping, Belfast

Just 6 miles south of Belfast city centre Carryduff is perfectly situated for commuting to Belfast. With the M1 at Lisburn just 8 miles away Carryduff also has easy access to the motorway network.

Excellent transport links also include a regular bus service within walking distance of the development and the Cairnshill Park and Ride which is just two miles along the Saintfield Road towards Belfast.





With more than 50 years experience of building homes across Northern Ireland, the Fraser Homes reputation is built on a solid foundation.

Our understanding of what home buyers are looking for combined with our dedication to building high quality developments allows us to create exceptional homes.

We aim to build homes that suit your lifestyle as well as providing a space that you can enjoy calling home. We're committed to making every single home the very best it can be, providing peace of mind for the future.

Customer Testimonials

"We find our apartment is very warm. In the cooler weather we run the heating for half an hour in the morning, and maybe another half an hour in the afternoon if it is a particularly cold day. We have a three bedroom apartment which is 1,275 sq ft and we spend £21 a month on gas. This is for both our heating and our hob. We've been living in our apartment for seven years now and we would highly recommend purchasing a home in a Fraser Homes development. Our home really is top quality."

A Sandown Manor Resident

"We rarely have the heating turned on for more than 1 hour per day in autumn and 2 hours a day in the winter as the house heats extremely quickly and retains heat unbelievably well. We never need to turn the heating on in spring or summer as the warmth / heat retention is so good that the house is rarely cold. Our monthly gas bill for our heating, cooking and gas fire is only £35. This is our second Fraser home and we would highly recommend to anyone as the overall experience and value for more and quality of these beautiful homes is exceptional."

A Lough Moss Mews Resident



An energy efficient home

Fraser Homes have taken great care in providing incredibly efficient and airtight homes. Our customers benefit from lower fuel bills due to reduced heat loss.

GENERAL

- A quality timber frame offers exceptional performance through a highly airtight design, in turn lowering energy bills to our customers
- Homes are constructed to the very latest SAP regulations with high insulation to walls, roof space and floors
- Grey uPVC double-glazed windows
- Front door - Apeer highly rated composite door
- Sliding patio doors in kitchen / family room to rear garden
- Natural gas SMART heating system connected to an app and a highly energy efficient gas boiler
- Improved air quality through ECO dMEV continuous mechanical ventilation system
- uPVC soffits and fascia boards

KITCHENS

- Fully fitted kitchen with island unit and choice of high quality doors, handles, granite worktops / upstands and laminate worktops in utility room where applicable
- Appliances to include; electric hob, electric oven, fridge / freezer, dishwasher, washer/dryer (where utility room not applicable) and extractor hood
- Electric double oven and boiling hot water tap in detached homes

BATHROOMS

- High quality contemporary white sanitary ware
- Free standing bath and separate shower cubicle in detached homes
- Shower over bath with shower screen in semi-detached homes
- Panel or wall tiles in shower areas or around bath
- Vanity unit in ensuite and bathroom
- Mirror with built in shaver point in ensuite and bathroom
- Splash back tiling to wash hand basins
- Chrome towel radiators in bathroom, ensuite and cloakroom

FLOORING

- Choice of quality tiled floors in the entrance hall, cloakroom, kitchen, bathroom and ensuite (where applicable)
- Choice of quality carpets for bedrooms and living room

INTERNAL

- Six inch skirting and 3 inch architraves (approx.)
- All skirting, architraves and balustrades painted with oak handrails and newel posts
- All internal walls and ceilings painted in one colour
- High quality solid panelled doors painted
- Chrome door furniture
- The latest edition regulations with a comprehensive range of electrical light fittings and sockets throughout
- TV, telephone points and USB charging port socket in lounge, kitchen and master bedroom
- Pre-wired for BT Openreach, Virgin Media and Sky digital
- CAT 5 wiring within the house
- Access ladder to roof space
- Roof space partly floored

EXTERNAL

- Feature lighting to front and rear
- Front and rear gardens will be turfed
- Outside water tap fitted
- Paths and patio in brick paviour
- Tarmac driveway
- Six foot high fencing and side gate
- Planting and shrubs to front of the house
- UPVC soffits and fascia boards
- Outdoor plug socket
- Wiring for electric car charging point

A SAFE HOME

- Security alarm system fitted
- Mains powered smoke alarm
- Mains powered carbon monoxide (gas) alarms

Making your new house a home

Once you have decided on your house type you can then get started personalising it to suit your own taste. Follow our straight forward process that will allow you to enjoy your new home, the way you like it.

STEP ONE

Kitchens

Choose from a range of kitchen colours, handles and worktops.



STEP TWO

Floor Coverings

Pick from a range of floor and wall tile colours, and complimenting carpet colour options.



STEP THREE

Sanitary Ware

Choose from our range of classic or contemporary sink and bath tap-sets.



Raising Standards. Protecting Homeowners

Images taken from previous Fraser Show Homes and illustrate the standard of finish at BaronsGrange. Please note that house style exterior finishes regarding brick and render may change.

Feel at home,
making the
space a
reflection of
your lifestyle



Your Perfect
Home Awaits...



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