



## 13 Baronscourt Drive, Saintfield Road, Carryduff, BT8 8RH

**Asking Price £315,000**

Baronscourt is a popular residential development situated just off the Saintfield Road on the outskirts of Carryduff. A few minutes walk provides access to the Saintfield Road and transport links into Belfast and further a field with leading primary and post primary schools all close by. This particular house has been considerably extended and now offers fantastic accommodation comprising four bedrooms, three with en-suite shower, three reception rooms, plus conservatory, modern fitted kitchen with casual dining area, utility room, downstairs w/c and contemporary white bathroom suite on first floor.

The property also benefits from an gas heating system and double glazing.

Outside, the property is set on a large corner site with brick paved driveway with ample parking leading to attached garage and enclosed rear patio and garden laid in lawns. This is an excellent family home in an excellent location benefitting from spacious well proportioned accommodation.

- Extended detached residence
- 3 Ensuite shower rooms
- Conservatory overlooking rear garden
- Downstairs w/c & utility
- Driveway Leading To Attached Garage
- 4 well proportioned bedrooms
- 3 Spacious receptions rooms
- Modern fully fitted kitchen open plan to sitting area
- Gas heating/Double Glazed
- Enclosed Rear Gardens

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
EU Directive 2002/91/EC			

## The Accommodation Comprises



Upvc glass panelled front door to entrance hall, laminate flooring.





**Downstairs w/c**



**Downstairs w/c and sink unit with mixer taps, part tiled walls, tiled floor.**

**Lounge 15'5 x 11'8 (4.70m x 3.56m)**



**Marble/Granite fireplace with mahogany surround housing coal effect gas fire. Laminate flooring.**



Living Room 16'0 x 9'9 (4.88m x 2.97m)



Laminate flooring.



## Fitted Kitchen / Dining 19'8 x 9'6 (5.99m x 2.90m)



Excellent range of high and low level built-in units, corrian work surfaces, sink unit with mixer taps, built-in 4 ring gas hob with Caple downdraft extraction unit, double oven, integrated dishwasher, integrated fridge. Built-in seating area.





## Utility Room



Range of built-in units, single drainer sink unit with mixer taps, plumbed for washing machine.

## Upvc Conservatory 11'4 x 10'0 (3.45m x 3.05m)



Laminate flooring. Double doors to garden.

## Study/Family Room 14'0 x 7'3 (4.27m x 2.21m)



Laminate flooring. Double Upvc doors to patio area.



## First Floor



## Master Bedroom 11'8 x 9'9 (3.56m x 2.97m)



## En-Suite



Comprising walk in shower (shower unit not working), pedestal wash hand basin, low flush w/c, spotlights.

## Bedroom Two 11'9 x 9'5 (3.58m x 2.87m)



Wall to wall sliding robes.



## En-Suite



Comprising walk-in shower with shower unit, pedestal wash hand basin, low flush w/c

## Bedroom Three 9'9 x 9'7 (2.97m x 2.92m)



Double built-in robe.



### En-suite



Comprising walk-in shower, with shower unit, pedestal wash hand basin low flush w/c

### Bedroom Four 9'8 x 9'0 (2.95m x 2.74m)



Laminate flooring. Double built-in robe.

### White Bathroom Suite



Comprising P-shaped panelled bath with mixer taps and hand shower, chrome shower unit above, shower screen, wash hand basin with mixer taps and storage below, low flush w/c, fully tiled walls, tiled floor, spotlights.



### Landing

Access to roof space via fold down ladder.

### Outside Front

Block paved driveway with ample parking for 2/3 cars leading to attached garage

### Attached Garage 15'5 x 13'8 (4.70m x 4.17m)

Electric roller door, light and power, housing gas boiler.

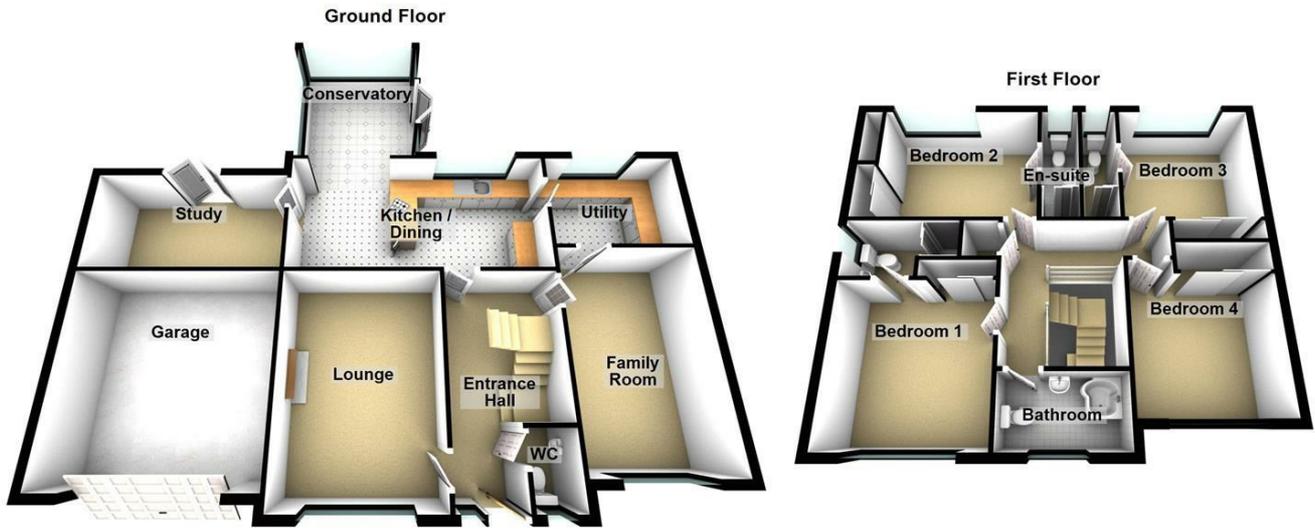
### Outside Rear



Enclosed rear gardens laid in lawns, block paved patio area, bordered by mature hedging and timber fencing.

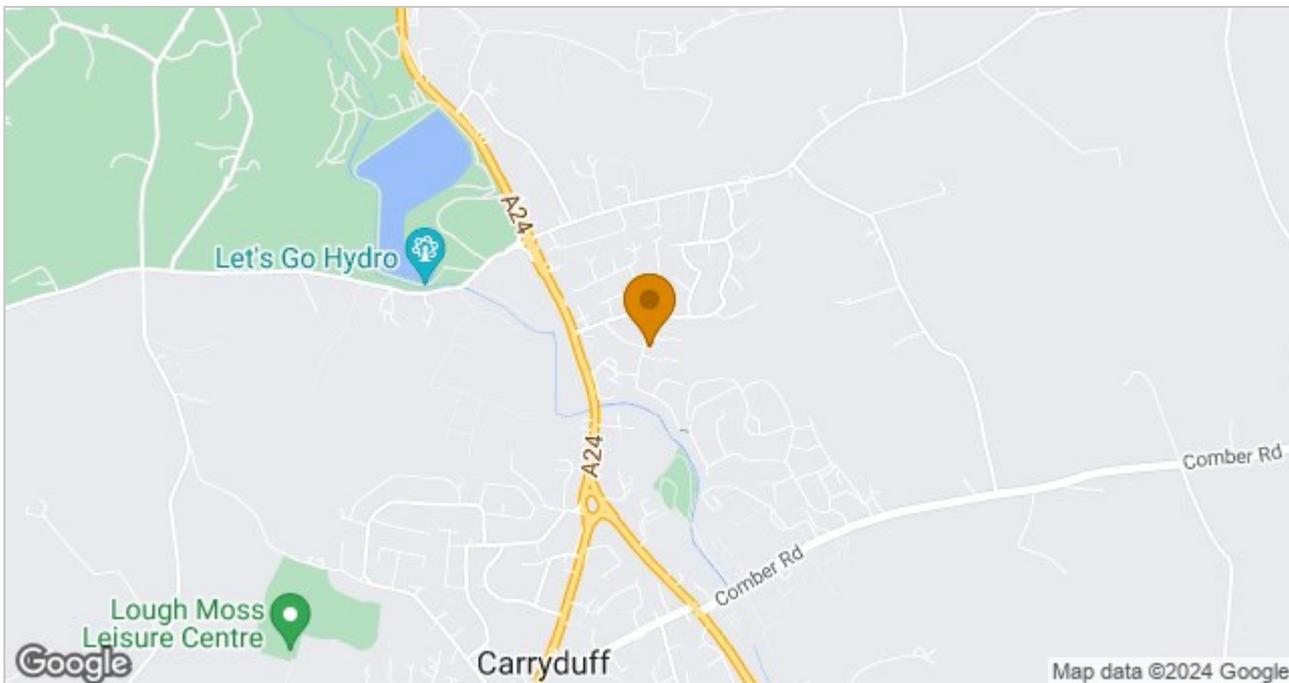


# Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

# Area Map



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