



Computer visual

The WILLOW - Site 64



The WILLOW
Site 64 - Total Floor Area
1860 sq ft approx

Ground Floor	First Floor	Second Floor
Sunroom 16'0" x 11'0" Kitchen 10'0" x 12'0" Lounge 12'0" x 12'0" Utility 11'0" x 5'0" WC 5'0" x 3'0"	Master Bedroom 12'0" x 12'0" Bedroom 2 10'0" x 10'0" Bedroom 3 11'0" x 9'0" Bedroom 4 8'0" x 7'0"	Bedroom 1 12'0" x 11'0" Study 11'0" x 11'0"



SITE 64 BLACK QUARTER Carryduff BT8

- Detached family home
- Four bedrooms plus additional study
- Master bedroom with en-suite and wardrobe area
- 2 Main reception rooms
- Luxury kitchen / family dining open to sunroom
- Utility room
- Ground floor w/c
- Deluxe bathroom suite
- Gas central heating/ double glazed windows
- Ample off street parking and enclosed rear gardens

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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

Price £410,000

Site 64 Black Quarter Meadow

, Carryduff, BT8



The accommodation comprises

Entrance hall

Cloaks

5'9 x 3'1 (1.75m x 0.94m)
Ground floor W/C

Living room

15'2 x 11'0 (4.62m x 3.35m)

Lounge

10'10 x 10'4 into bay (3.30m x 3.15m into bay)

Kitchen / dining

17'4 x 15'4 (5.28m x 4.67m)
At widest points.

Sun room

10'0 x 10'4 (3.05m x 3.15m)

Utility room

11'0 x 5'6 (3.35m x 1.68m)

1st floor

Master bedroom

11'1 x 11'0 (3.38m x 3.35m)
At widest points.

En-suite

9'8 x 4'7 (2.95m x 1.40m)
At widest points.

Bedroom 2

14'6 x 10'4 (4.42m x 3.15m)

Bedroom 3

11'9 x 9'10 (3.58m x 3.00m)

Bathroom

8'1 x 7'1 (2.46m x 2.16m)

2nd floor

Bedroom 4

13'7 x 11'11 (4.14m x 3.63m)

Study

11'11 x 11'0 (3.63m x 3.35m)



Directions



Floor Plan

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