



## SITE 1 BARONSCOURT GREEN, Carryduff BT8

- New build detached home
- Three bedrooms
- Master with en-suite shower room
- Living room
- Kitchen / dining room
- 1st floor bathroom
- Ground floor w/c
- Off street parking
- Gardens front and rear
- Select development of only 8 homes

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

**Asking Price £299,950**

# Site 1 Baronscourt Green, Saintfield Road , Carryduff, BT8



## Specification

### Kitchen / Dining

- High quality kitchen with contemporary handles and modern worktops to include upstand
- Integrated and fitted appliances
- Floor tiling to kitchen and dining

### Bathroom, En-suite and Ground Floor WC

- Tiling to floors in bathroom and en-suite and to walls around shower / bath -Splashback at sinks
- Modern suites to include thermostatically controlled showers and towel radiators (bathroom and en-suite only)
- Ground floor WC to have tiled floor with modern toilet and WHB

### General Features

- 10 Year IWC Warranty
- uPvc doors and windows throughout (composite to front only)
- PV panels to roof
- Painted skirting and architraves with high quality doors and ironmongery
- Painted walls and ceilings in neutral wall colour
- Provision made for satellite connections
- Generous amount of switches / sockets / TV points (cat 6) and hardwired smoke alarms
- All lighting LED

- High quality carpet and underfelt to bedrooms, stairs and landing
- Phoenix natural gas with high efficiency boiler and zoned heating
- Quality carpet to living room
- Hallway and ground floor WC to be finished in ceramic tiling

### External

- Outside tap
- Rear garden to be turfed
- High quality paving where applicable
- Timber fencing to boundaries were applicable
- Lighting to front and rear doors
- Low maintenance uPVC fascia and soffit with aluminium seamless guttering and uPVC downpipes

Note - All specification is subject to change at time of build.

## The accommodation comprises

### Entrance hall

**Ground floor w/c**  
6'10 x 3'1 (2.08m x 0.94m)

**Living room**  
14'10 x 13'6 (4.52m x 4.11m)  
To bay window.

### Kitchen / dining

13'6 x 10'10 (4.11m x 3.30m)  
At maximum points.

### 1st floor

#### Master bedroom

11'1 x 11'1 (3.38m x 3.38m)  
At maximum points.

#### Ensuite

8'5 x 4'3 (2.57m x 1.30m)

#### Bedroom 2

10'2 x 9'3 (3.10m x 2.82m)

#### Bedroom 3

9'10 x 7'3 (3.00m x 2.21m)

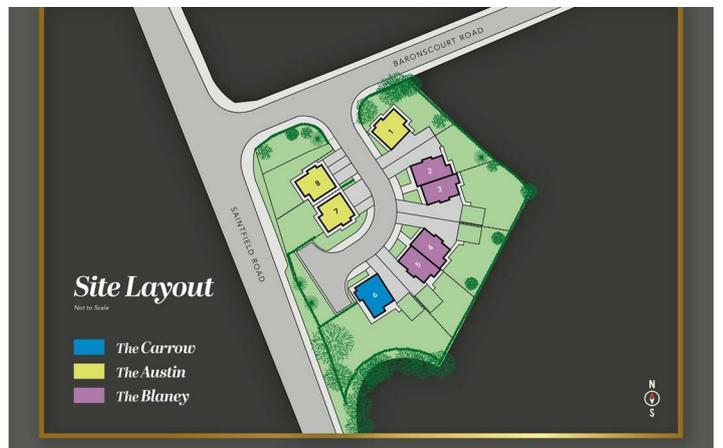
#### Bathroom

6'10 x 5'10 (2.08m x 1.78m)  
At maximum points.

### Outside



## Directions



SELLING AGENT

**UPS**  
FORESTSIDE

Unit 33, Forestside Shopping Centre,  
Belfast BT8 6FX

**028 9064 1264**  
[www.ulsterpropertysales.co.uk](http://www.ulsterpropertysales.co.uk)

DEVELOPER

**JM**  
New Homes

Email: [info@jmlcg.co.uk](mailto:info@jmlcg.co.uk)  
**028 9060 3231**  
[www.jmlcg.co.uk](http://www.jmlcg.co.uk)

# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

**ANDERSONSTOWN**  
028 9060 5200  
**BALLYHACKAMORE**  
028 9047 1515  
**BALLYMENA**  
028 2565 7700

**BALLYNAHINCH**  
028 9756 1155  
**BANGOR**  
028 9127 1185  
**CARRICKFERGUS**  
028 9336 5986

**CAUSEWAY COAST**  
0800 644 4432  
**CAVEHILL**  
028 9072 9270  
**DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264  
**GLENGORMLEY**  
028 9083 3295  
**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444  
**RENTAL DIVISION**  
028 9070 1000



Forestsides Estates Ltd; Trading under licence as Ulster Property Sales (Forestsides) Reg. No. NI051121;  
Registered Office: 9 Upper Crescent, Belfast BT7 1NT  
©Ulster Property Sales is a Registered Trademark