



*Baronscourt Green*

SAINTFIELD ROAD - CARRYDUFF



## SITE 4 BARONSCOURT GREEN, Carryduff BT8

- New build semi detached home
- Three bedrooms
- Master with en-suite shower room
- Living room
- Kitchen / dining
- 1st floor bathroom
- Ground floor w/c
- Off street parking
- Gardens to the 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 £280,000**

# Site 4 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 3'3 (2.08m x 0.99m)

**Living room**  
17'0 x 12'7 (5.18m x 3.84m)  
At maximum points.

### Kitchen / dining

17'0 x 14'7 (5.18m x 4.45m)  
At maximum points.

### 1st floor

**Master bedroom**  
10'10 x 8'10 (3.30m x 2.69m)  
At maximum points.

**Ensuite**  
7'10 x 7'3 (2.39m x 2.21m)  
At maximum points.

**Bedroom 2**  
9'0 x 8'11 (2.74m x 2.72m)

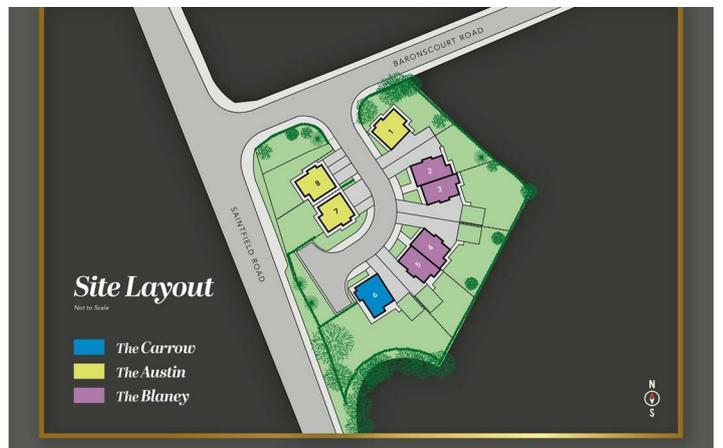
**Bedroom 3**  
9'0 x 7'8 (2.74m x 2.34m)

**Bathroom**  
8'5 x 7'1 (2.57m x 2.16m)  
At maximum points.

### Outside



## Directions



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# Floor Plan

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