



Computer visual.

The BIRCH



The BIRCH
Total Floor Area
1160 sq ft approx

Ground Floor	First Floor
Entrance Hall	Master Bed-rm
Kitchen	Bedroom
Dining	Bedroom-2
Living	Bedroom-3
WC	Bathroom



SITE 53 BLACK QUARTER

Carryduff BT8

- New build semi detached home
- Three bedrooms
- Master with en-suite shower room
- Living room
- Luxury fitted kitchen with dining area
- Additional sun room
- Ground floor w/c
- Contemporary bathroom suite

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	

Asking Price £255,000

Site 53 Black Quarter Meadow

, Carryduff, BT8



[Directions](#)



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.



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