



Computer visual.

## The BIRCH



**The BIRCH**  
Total Floor Area  
1160 sq ft approx

Ground Floor	First Floor
Entrance Hall	Master Bedroom
Living	Bedroom 2
Kitchen/Dining	Bedroom 3
Bathroom	Bathroom 2
Utility Area	Bathroom 3
WC	WC

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**BLACK QUARTER MEADOW**  
RELEASE 10 SITE LAYOUT

ROSEMOUNT HOMES

## SITE 48 BLACK QUARTER

### Carryduff BT8

- New Build semi - detached home
- Three bedrooms
- Master bedroom with en-suite shower room
- One reception room
- Kitchen open to dining area
- Utility area
- Additional sun room
- Gas heating / double glazed windows
- 1st floor bathroom
- Ground floor w/c

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	

**Price £259,950**

# Site 48 Black Quarter Meadow , Carryduff, BT8



The accommodation  
comprises

Entrance hall

Ground floor w/c

Lounge

Kitchen / dining

Utility area

Sun room

1st floor

Bedroom 1

En-suite

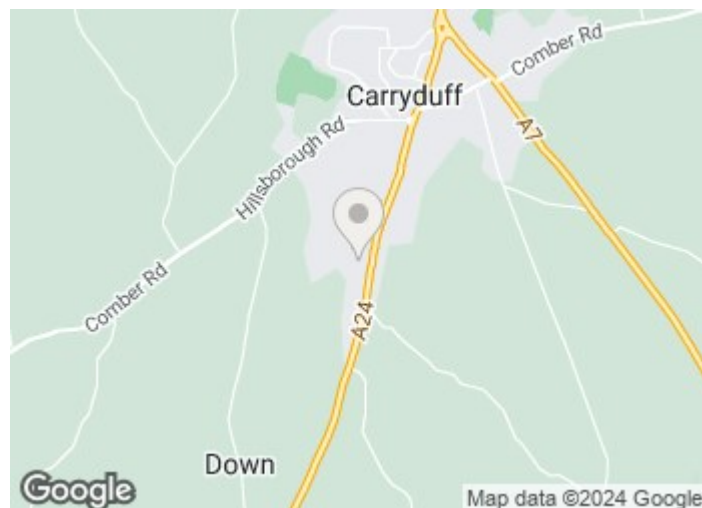
Bedroom 2

Bedroom 3

Bathroom

Outside

Gardens



**Directions**



# Floor Plan

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