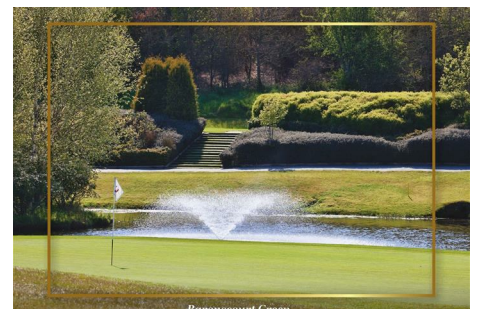




Baronscourt Green

SAINTFIELD ROAD - CARRYDUFF



SITE 6 BARONSCOURT GREEN, Carryduff BT8

- New build detached home
- Four bedrooms
- Living room
- Kitchen / dining / snug
- 1st floor bathroom
- Ground floor w/c
- Off street parking
- Corner site position
- Select development of only 8 homes

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 £325,000

Site 6 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
5'10 x 3'3 (1.78m x 0.99m)

Living room
13'7 x 13'0 (4.14m x 3.96m)
At maximum points.

Kitchen / dining / snug

21'2 x 16'1 (6.45m x 4.88m;0.30m)
At maximum points.

1st floor

Bedroom 1

10'9 x 10'6 (3.28m x 3.20m)

Bedroom 2

12'0 x 8'10 (3.66m x 2.69m)

Bedroom 3

8'11 x 8'10 (2.72m x 2.69m)

Bedroom 4

10'2 x 7'2 (3.10m x 2.18m)

At maximum points.

Bathroom

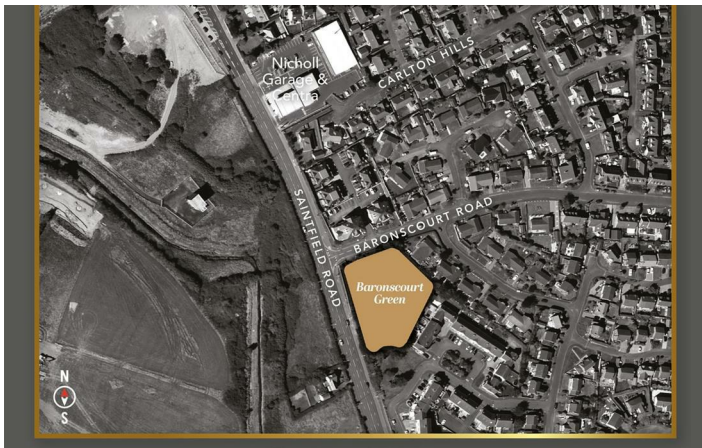
10'9 x 5'9 (3.28m x 1.75m)

At maximum points.

Outside



Directions



SELLING AGENT

UPS FORESTSIDE

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DEVELOPER

JML New Homes

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028 9060 3231
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Floor Plan

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