



## 14 Baronscourt Manor, Saintfield Road, Carryduff, BT8 8FF

**Asking Price £189,950**

Located off the Saintfield Road just before Carryduff, we are absolutely delighted to market this stunning penthouse apartment that offers bright accommodation of approximately 1300 sq ft. Located on the top floor with its own front door access and lift that is exclusive to only this apartment entrance, this apartment has a high specification finish with quality fixtures and fittings, plenty of storage and will pleasantly surprise all of those who view. The accommodation in brief comprises three good size bedrooms with one of the bedrooms benefitting from an en-suite shower room, modern white bathroom suite and the main living area consists of a bright and spacious lounge which opens to a modern fitted kitchen with dining area. Outside there is a numbered allocated parking space as well as visitor parking. A short distance away are the many facilities in Carryduff, with Brackenvale, the new Lidl store and Forestside shopping centre within a short journey away. This unique apartment should be of instant appeal given its location, spacious accommodation and attractive asking price. We could wax lyrical about this amazing opportunity but we would prefer for you to see it for yourself, you will not be disappointed!

- Top floor Penthouse apartment of approximately 1300 sq ft
- En-suite to one of the bedrooms
- Modern fitted kitchen and dining
- Gas heating ( New boiler 3 years ago)
- Numbered parking space / visitor parking
- Three bedrooms
- Spacious lounge that opens to the kitchen/ dining area
- Deluxe white bathroom suite
- Double glazed windows
- Own front door and exclusive lift access to the apartment entrance

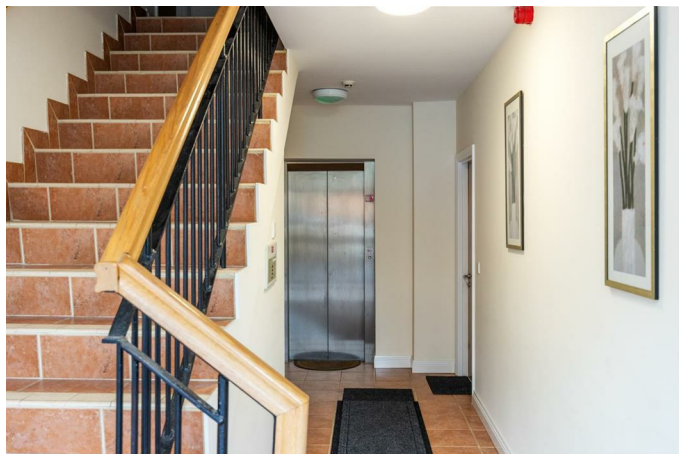
Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		78	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

### The accommodation comprises

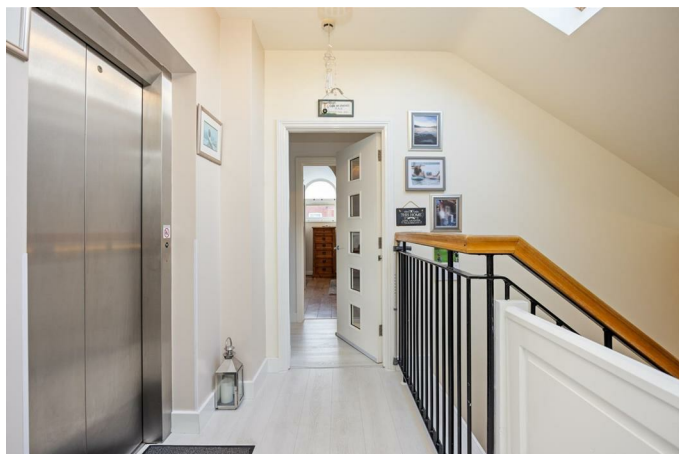
Communal front door with buzzer communication leading to the communal hallway.

### Communal hall way



Stair and also lift access that leads exclusively to the top floor apartment entrance.

### Apartment entrance



The apartment can be accessed via its own front door on the lower floor.

### Lower floor



Plenty of storage and stairs that lead to the accommodation and the lift access. Roof window.

### Front door

Glass panelled door to inner hallway,

### Inner hallway



Built in sliding robes, laminate flooring, recessed spotlights, roof space access.

### Lounge 18'4 x 12'4 (5.59m x 3.76m)



Laminate flooring, recessed spotlights. Open to the kitchen / dining area.



**Additional lounge image**



**Bathroom 7'9 x 6'7 (2.36m x 2.01m)**



**Kitchen / dining 14'1 x 12'5 (4.29m x 3.78m)**



**Adjacent accommodation**

**Hallway**



**Bedroom 1 14'8 x 12'9 (4.47m x 3.89m)**



Large walk in storage with additional sliding robes. Roof space access.

**Bedroom 2 12'8 x 11'7 (3.86m x 3.53m)**



**Additional bedroom 1 image**

Recessed spotlights. Laminate flooring. Roof window.

**En-suite 10'1 x 4'11 (3.07m x 1.50m)**



Comprising corner shower cubicle with chrome thermostatically controlled shower, low flush w/c, wash hand basin. Extractor fan, tile effect laminate floor.

**Bedroom 3 11'8 x 11'7 (3.56m x 3.53m)**



Laminate flooring, 2 x roof windows, plumbed for washing machine.

**Outside**



Allocated and visitor parking spaces.

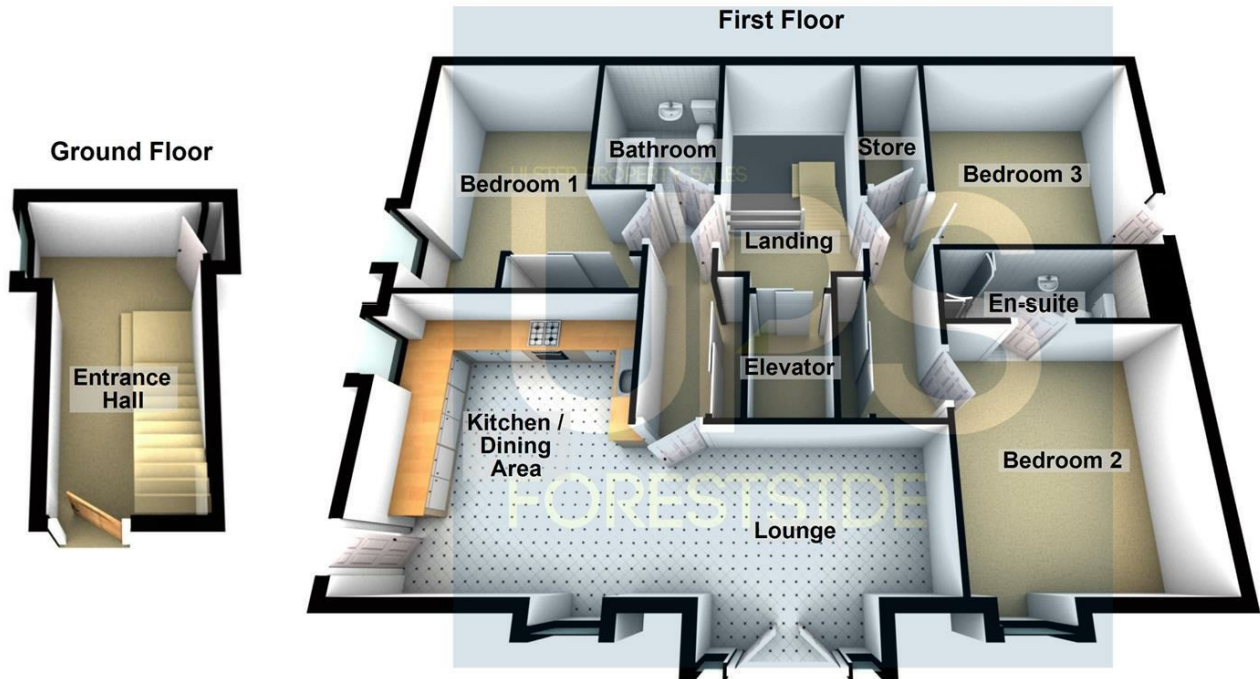
**Note**

Service charges are £264.00 per quarter

with Pinpoint the being the management agents for Baronscourt Manor.

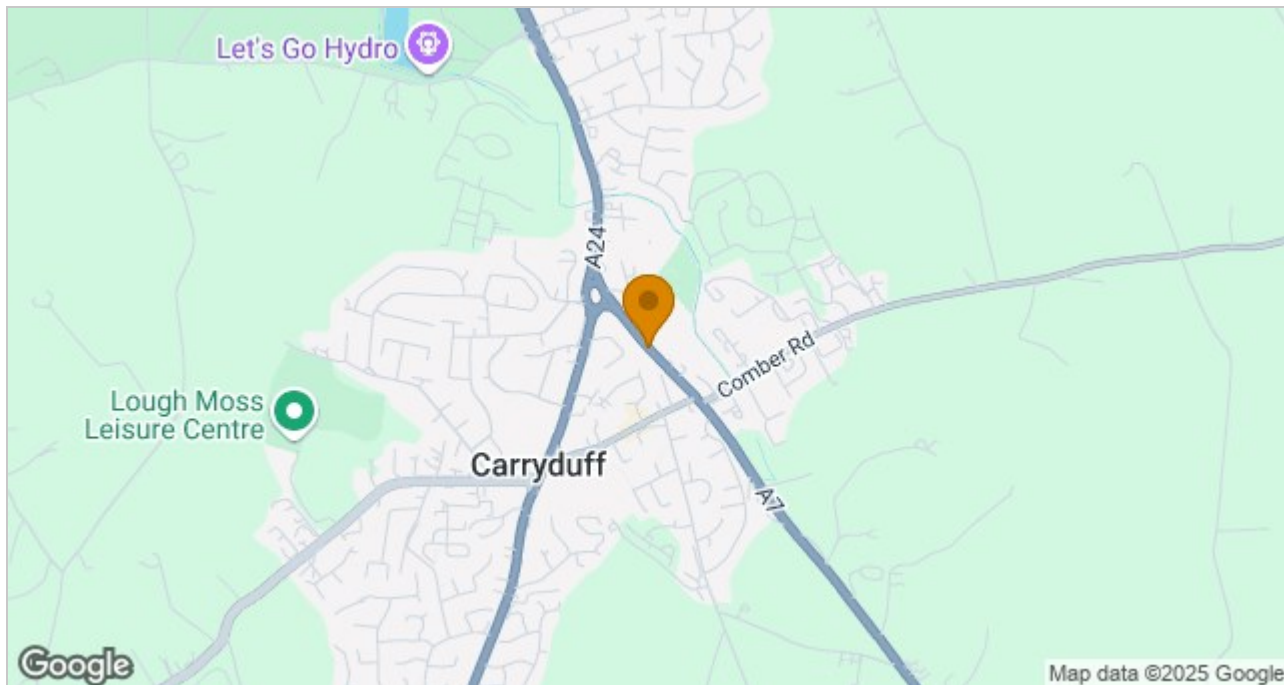


## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

## Area Map



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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