



## 109 Black Quarter Meadow, Ballynahinch Road, Carryduff, BT8 8GF

**Asking Price £285,000**

Black Quarter Meadow is a recently constructed development in Carryduff of semi detached and Detached homes. Located just off the Ballynahinch Road, the Black Quarter development provides easy access to Ballynahinch, Saintfield, Lisburn and Belfast City Centre, whilst also being within walking distance to the new Lidl Store, leading schools and the Lough Moss Leisure Centre.

The property itself offers spacious well appointed accommodation comprising, lounge to the front, kitchen / dining / living to the rear, downstairs w/c and three bedrooms, principle with en-suite and white bathroom suite on the first floor. In addition the property benefits from an gas heating system, double glazing, driveway with ample parking , rear garden and patio bordered by timber fencing.

Recent construction means higher levels of insulation, making this property an energy efficient home achieving a "B" rating on the Energy Performance Certificate.

- Recently Constructed Semi Detached Home
- Lounge To the Front
- Downstairs W/C
- Gas Heating / Double Glazed
- Enclosed Rear Garden & Patio
- Three Bedrooms Principle With En-Suite
- Modern Fitted Kitchen /Dining & Sun Room To Rear
- White Bathroom Suite First Floor
- Driveway With Ample Parking
- Energy Efficient Home (Grade "B" EPC)

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B	84	84
(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	

## Entrance Hall



Panelled front door with fan light to entrance hall. Tiled flooring.

## Lounge 16'0 x 11'6 (4.88m x 3.51m)



(into bay)

## Downstairs w.c



Sink unit with mixer taps. Low flush w.c

### Fitted Kitchen/Dining 16'0 x 11'4 (4.88m x 3.45m)



Excellent range of high and low level units, marble effect work tops, built in 4 ring gas hob, overhead stainless steel extractor fan. Integrated fridge freezer and dishwasher, eye level oven. Tiled flooring. Spotlights. Open plan to Sun Room.

### Utility Cupboard

Plumbed for washing machine.

### Sun Room 9'9 x 8'7 (2.97m x 2.62m)



Tiled floor continued from kitchen dining Double doors to the garden. Spotlights.

### First Floor

**Bedroom One 15'9 x 11'8 (4.80m x 3.56m)**



At widest Points.

**Ensuite**

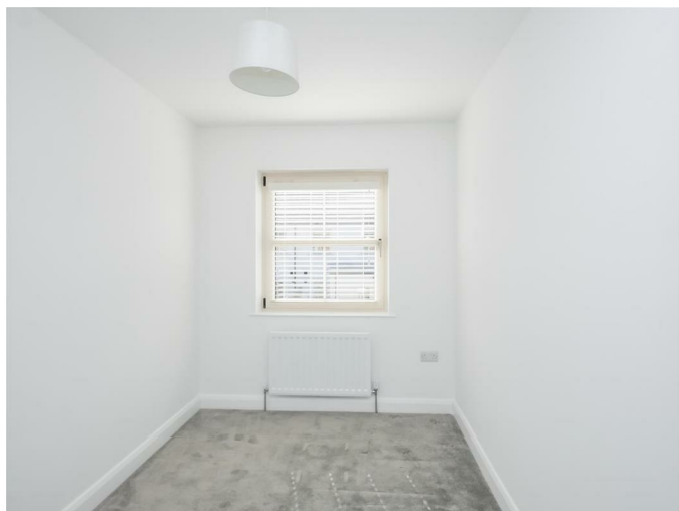


Comprising large walk in shower unit with chrome shower unit with drench head shower unit, wash hand basin with mixer taps, low flush w.c Tiled flooring. Spot-lights.

**Bedroom Two 11'3 x 8'4 (3.43m x 2.54m)**



### Bedroom Three 11'5 x 7'2 (3.48m x 2.18m)



### White Bathroom Suite



Comprising panelled bath with mixer taps, and hand shower, wash hand basin with mixer taps, low flush w.c Fully tiled walls. Tiled flooring. Spot-lights.

### Landing

Hot-press with radiator.

### Outside Front

Garden laid in lawns.

Tarmac driveway with ample parking.

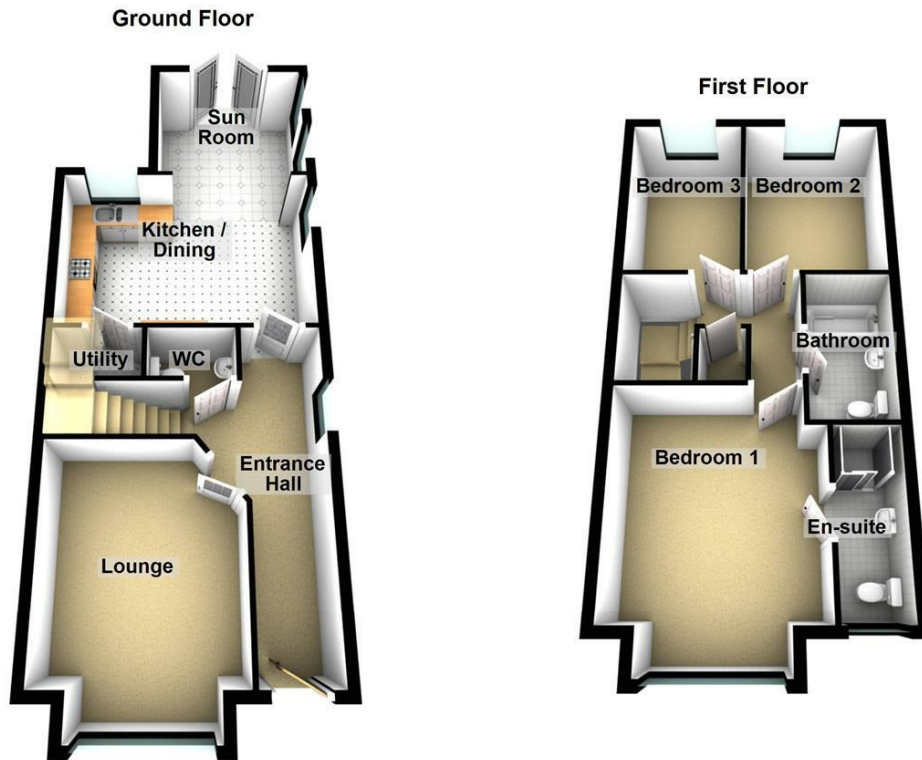
## Outside Rear



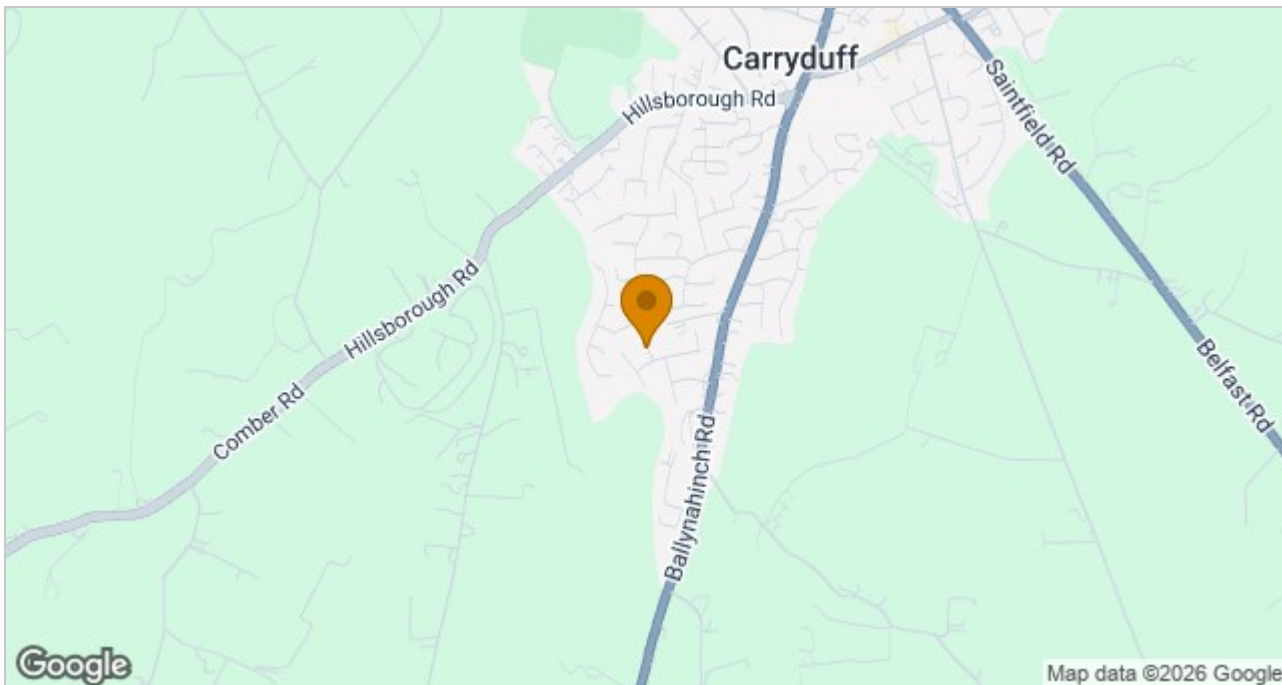
Enclosed rear garden laid in lawn. Patio area, bordered by timber fencing.



## Floor Plan



## Area Map



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