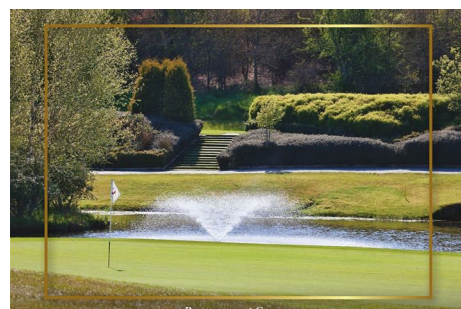




SITE 2 BARONSCOURT GREEN, Carryduff BT8

- New build semi detached home
- Three bedrooms
- Master with en-suite shower room
- Living room
- Kitchen / dining
- 1st floor bathroom
- Ground floor w/c
- Off street parking
- Gardens front & rear
- 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 £275,000

Site 2 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
6'10 x 3'3 (2.08m x 0.99m)

Living room
17'0 x 12'7 (5.18m x 3.84m)
At maximum points.

Kitchen / dining

17'0 x 14'7 (5.18m x 4.45m)
At maximum points.

1st floor

Master bedroom
10'10 x 8'10 (3.30m x 2.69m)
At maximum points.

Ensuite
7'10 x 7'3 (2.39m x 2.21m)
At maximum points.

Bedroom 2
9'0 x 8'11 (2.74m x 2.72m)

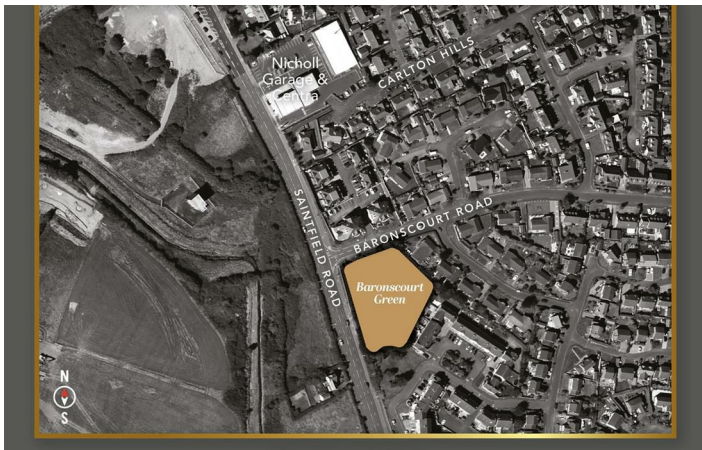
Bedroom 3
9'0 x 7'8 (2.74m x 2.34m)

Bathroom
8'5 x 7'1 (2.57m x 2.16m)
At maximum points.

Outside



Directions



SELLING AGENT

UPS
FORESTSIDE

Unit 33, Forestside Shopping Centre,
Belfast BT8 6FX

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www.ulsterpropertysales.co.uk

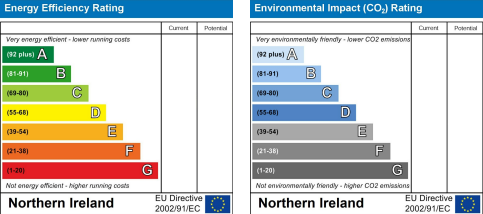
DEVELOPER

JM
New Homes

Email: info@jmlcg.co.uk
028 9060 3231
www.jmlcg.co.uk

Floor Plan

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