



85 Baronscourt Road, Saintfield Road, Carryduff, BT8 8BQ

Asking Price £295,000

Set in one of the Carryduff's premier residential locations, Baronscourt Road can be accessed off the Manse Road or Saintfield Road and is an exceptionally popular and convenient development perfectly positioned and ideal for those looking for that up-size home that offers fantastic family size accommodation. This particular house type is both bright and spacious, and although a semi detached, it offers adaptable accommodation normally associated with detached homes, comprising 4 well proportioned bedrooms (3 on the 1st floor, 1 ground floor), en-suite to the large master bedroom and a large deluxe family bathroom with separate shower cubicle on the ground floor, 2 separate, bright and spacious receptions, a modern fitted kitchen with dining area, and a separate utility room. Outside this home is set in a cul de sac setting and also offers ample off street parking with parking to the side for many cars, well maintained gardens to the front and side and to the impressive rear which enjoys a low maintenance finish with flagged patio and loose stone are. It is also positioned close to many amenities, including leading schools, shopping facilities, bus routes & arterial routes. Well maintained both inside and out, an early viewing is essential, as these properties rarely come onto the market for sale.

- Spacious semi detached home with adaptable accommodation
- Two / three separate reception rooms
- Separate utility room
- En-suite to the master bedroom
- Driveway with off street parking to the side
- Four bedrooms, 3 on the 1st floor, 1 on the ground floor or 3 bedrooms / 3 receptions
- Modern fitted kitchen
- Deluxe bathroom suite with separate shower cubicle
- Oil heating / double glazed windows
- Gardens to the front, side and rear

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		

The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

Entrance hall



Laminate flooring, under stairs cloaks, additional hot press space.

Lounge 16'5 x 12'4 (5.00m x 3.76m)



Laminate flooring.

Additional lounge image



Family room / bedroom 4 11'9 x 10'5 (3.58m x 3.18m)



Laminate flooring.

Dining room 11'8 x 11'1 (3.56m x 3.38m)



Laminate floor, double glazed door to the rear gardens.

Kitchen / dining 12'8 x 12'3 (3.86m x 3.73m)



Range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring hob and under oven, extractor fan, plumbed for dishwasher, plumbed for American fridge freezer.

Utility room 7'4 x 7'1 (2.24m x 2.16m)



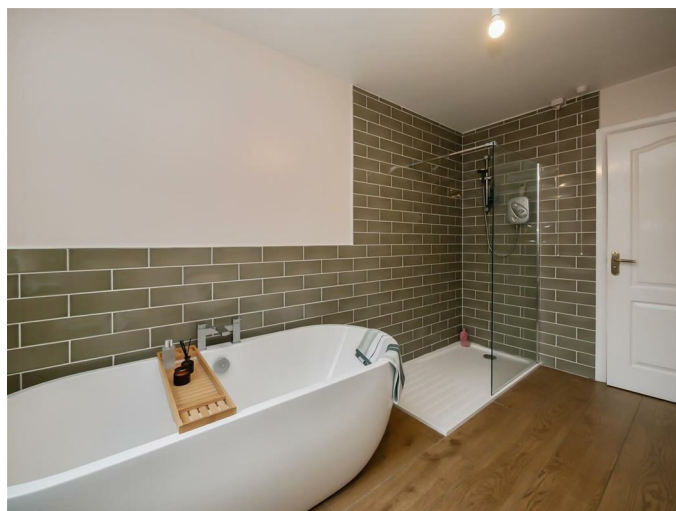
High and low level units, sink unit with mixer taps, formica work surfaces, plumbed for washing machine, laminate flooring.

Luxury bathroom 11'9 x 7'3 (3.58m x 2.21m)



White suite comprising Oval bath with mixer taps, low flush w/c, wash hand basin with storage below, corner shower cubicle with Triton power shower, tiled floor, extractor fan, chrome towel radiator.

Additional bathroom image



1st floor

Landing built in storage.

Bedroom 1 21'9 x 12'3 (6.63m x 3.73m)



Laminate flooring. Eaves storage.

Additional bedroom 1 image



En-suite 6'9 x 6'9 (2.06m x 2.06m)



Comprising corner shower cubicle, low flush w/c, pedestal wash hand basin, fully tiled walls, extractor fan, tiled floor, roof window.

Bedroom 2 11'9 x 10'2 (3.58m x 3.10m)



Laminate flooring,

Bedroom 3 11'9 x 10'6 (3.58m x 3.20m)



Laminate flooring, eaves storage.

Outside



Off street parking to the side in loose stone with ample off street parking.

Front gardens

Gardens to the front laid in lawn,

Rear gardens

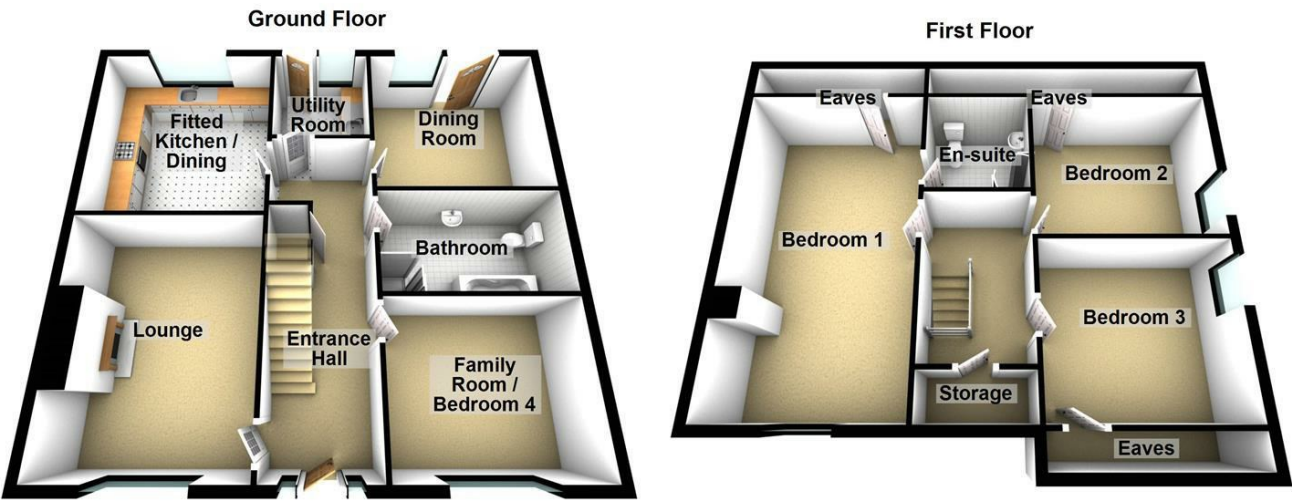


Low maintenance gardens to the rear with a flagged patio area and additional loose stone area. Pvc oil tank, boiler house housing oil fired boiler, outside tap, garden sheds.

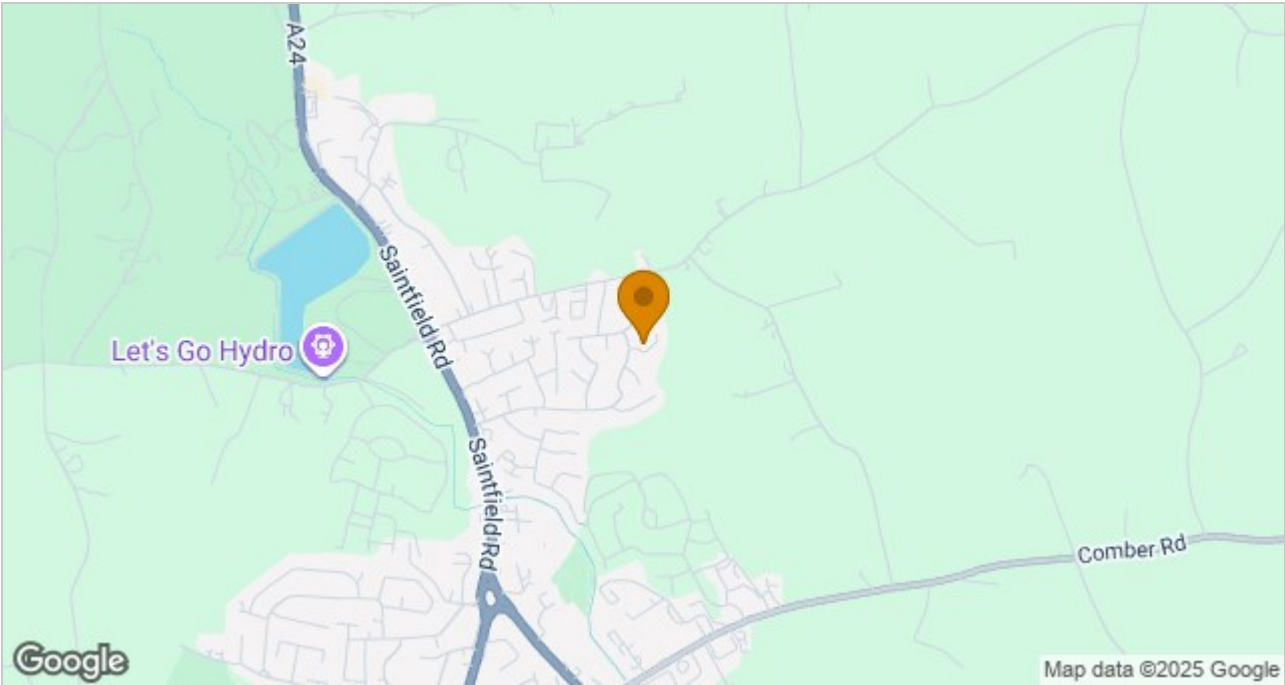
Rear elevation



Floor Plan



Area Map



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