



18 Black Quarter Meadow, Ballynahinch Road, Carryduff, BT8 8GG

Asking Price £284,950

Black Quarter Meadow is a recently constructed development in Carryduff of semi detached and Detached homes. Located just off the Ballynahinch Road, Black Quarter 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 and superb rear garden and patio.

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 Toilet
- Gas Heating / Double Glazed
- Superb Enclosed Rear Gardens
- Three Bedrooms Principle with En-Suite
- Kitchen / Dining / Living To The Rear
- White Bathroom Suite 1st Floor
- Driveway With Ample Parking
- B Rated Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Key: A: Most energy efficient - lower running costs			
(92-101) A			
(81-91) B		83	83
(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 and glazed side panel to entrance hall. Tiled flooring.

Down-stairs w..c



Sink unit. Low flush w.c , tiled floor.

Lounge 15'0 x 12'1 (4.57m x 3.68m)



Contemporary wall mounted fireplace with electric fire.

Fitted Kitchen/ Dining 19'2 x 12'5 (5.84m x 3.78m)



Shaker style hand painted wooden kitchen benefitting from a fantastic range of high and low level units with marble effect work tops, built in 5 ring gas hob with stainless steel overhead extractor fan, granite sink unit, double oven, integrated fridge freezer, washing machine and dishwasher, Centre island with, integrated fridge, integrated bin system and breakfast bar. Tiled flooring. Spot-lights.

Utility Cupboard

Plumbed for washing machine.

Sun Room 9'8 x 8'7 (2.95m x 2.62m)



Tiled flooring continued.

First Floor



Bedroom One 13'7 x 10'5 (4.14m x 3.18m)



Ensuite



Comprising walk in shower cubicle with chrome shower unit with Drench head shower attachment, wash hand basin with mixer taps and storage below, illumined vanity mirror above, low flush w.c heated chrome towel rail. Part tiled walls. Tiled flooring. Spot-lights.

Bedroom Two 11'5 x 10'6 (3.48m x 3.20m)



Ethernet cable port

Bedroom Three 9'9 x 8'9 (2.97m x 2.67m)



Although wardrobes are not built-in the vendors are including in the purchase price

White Bathroom Suite



Comprising panelled bath with mixer taps hand shower, wash hand basin with mixer taps and storage below, mirror above, low flush w.c Part tiled walls. Tiled flooring. Heated chrome towel rail.

Landing

Hot-press. Access to the roof space via fold down ladder floored for storage

Outside Front

Garden laid in lawn.

Tarmac driveway with ample parking.

Outside Rear



Flagged patio area. Garden laid in lawn. Additional patio area that captures the morning and afternoon sun, bordered by timber fencing and flower beds.

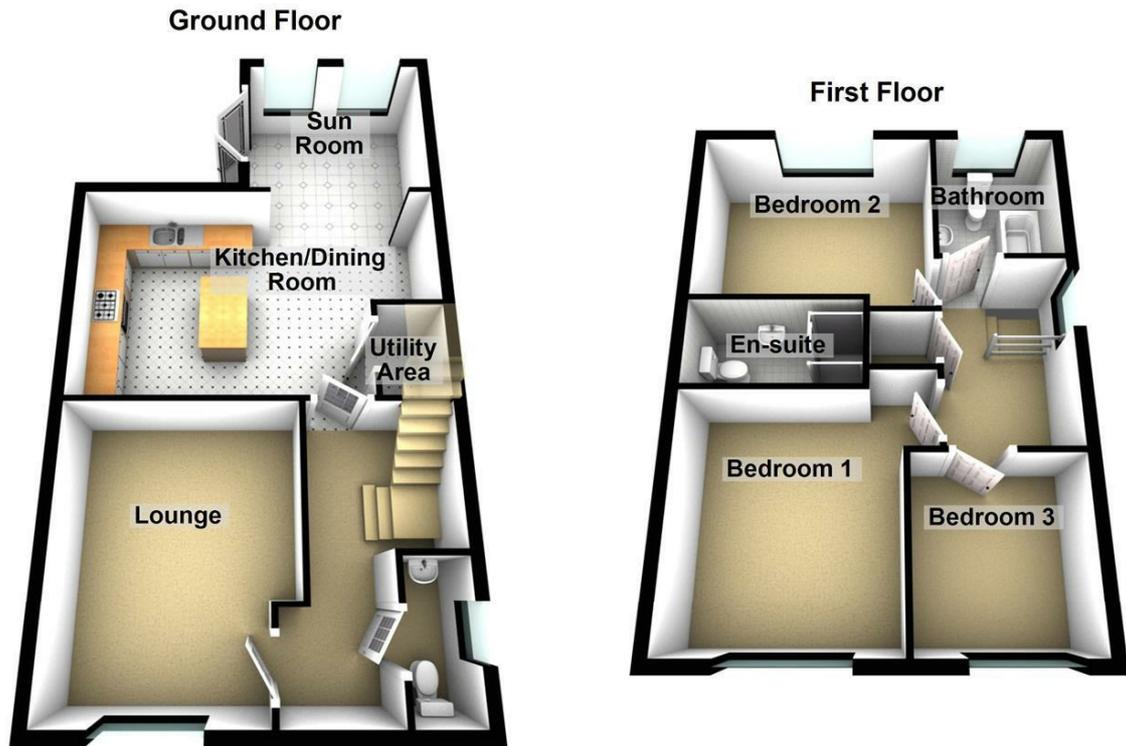
Please note

Management company fee of £171.94 per annum

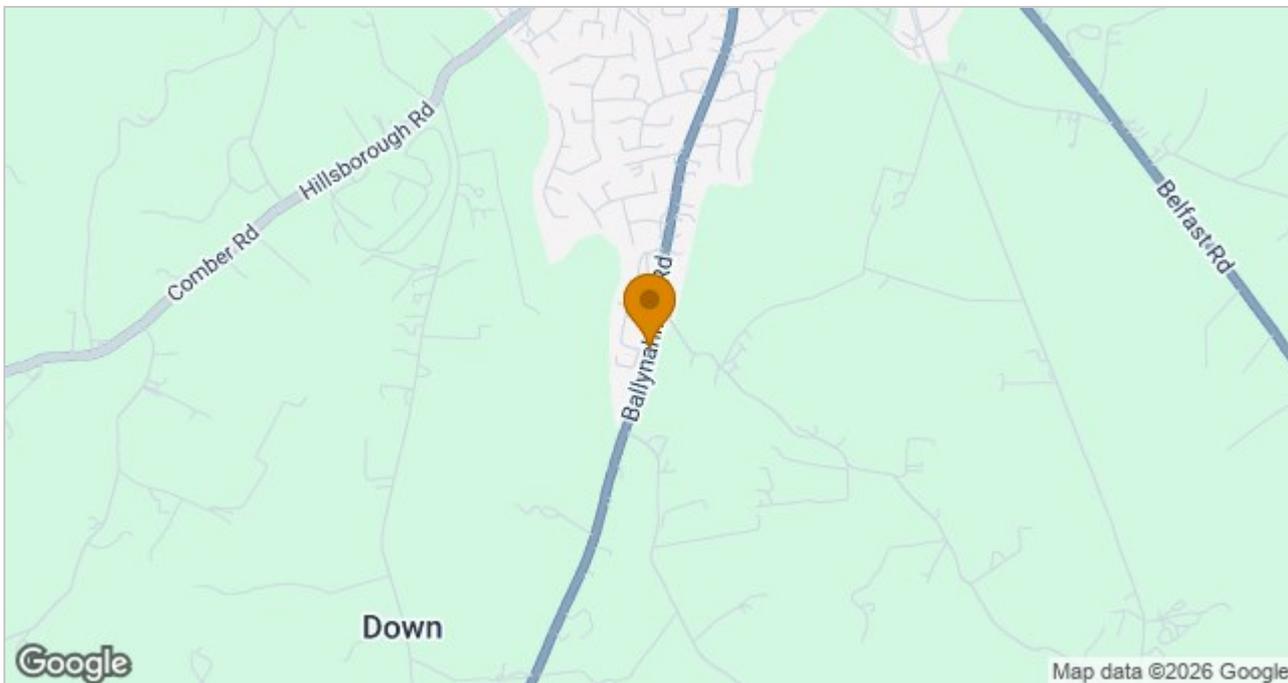
All carpets and blinds included in the sale price.

Houses covered by NHBC 10 year warranty

Floor Plan



Area Map



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