



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

Asking Price £350,000

Baronscourt is a popular residential location, ideally positioned just off the Saintfield Road (Carryduff) offering convenience to leading schools both primary and post primary – as well as main arterial routes to Belfast, Lisburn and further afield. There are excellent facilities within walking distance, from sports clubs (football, GAA, etc.) to Let's Go Hydro. The property itself has been extensively extended by its current owners and benefits from one large spacious dining/living area, 5 well-proportioned bedrooms, 1 modern en-suite shower room, a main bathroom, a modern fitted kitchen with additional lounge/dining space (next to patio doors leading to the back garden), a large lounge, and a w/c on the ground floor. The property is set on a corner site with gardens to the front, side and rear. The superb enclosed rear garden has recently been fitted with a composite decking area that enjoys a pleasant sunny aspect. There are two off-street parking spaces: one at the front and one at the side of the property.

An amazing home, perfect for the expanding family.

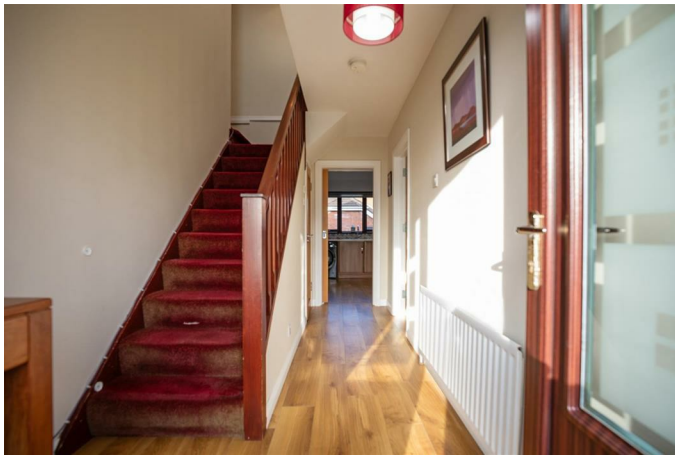
- Fantastic extended semi - detached home
- En-suite shower room to bedroom 1
- Corner site with gardens to the front, side and rear
- Modern fitted kitchen with additional lounge / dining space
- Gas central heating / double-glazed windows
- Two main reception rooms
- Ground floor w/c
- Five well proportioned bedrooms
- Family bathroom on the 1st floor
- Off street parking to the side and front

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		
	74	77
Northern Ireland		
EU Directive 2002/91/EC		

The accommodation comprises

PVC double glazed front door leading to the entrance hall.

Entrance hall



Laminate flooring, Cloaks.

Toilet 4'9 x 2'6 (1.45m x 0.76m)



Ground floor toilet comprising low flush w/c, wash hand basin, tiled floor.

Lounge 14'4 x 10'9 (4.37m x 3.28m)



Laminate flooring.

Kitchen with additional lounge / dining 22'2 x 11'2 (6.76m x 3.40m)



Full range of high and low level units, single drainer sink unit with mixer taps, 5 ring gas hob and 2 ovens, Integrated microwave, integrated dishwasher, plumbed for washing machine, laminate flooring, recessed spotlights, open to the casual dining area, double doors to the rear garden.

Additional kitchen image



Extended large dining room 23'3 x 12'4 (7.09m x 3.76m)



Large windows and glass door access to the rear garden. Laminate flooring. Feature wall with up down lighting, barn doors between the kitchen and dining area.

Additional large dining image



Cloak room 6'6 x 6'1 (1.98m x 1.85m)

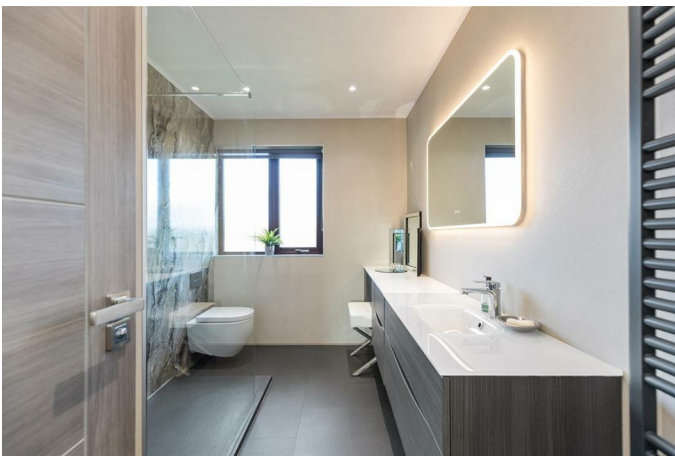
Plumbed cloak room, accessible from the dining room.

1st floor

Master bedroom with en-suite 13'4 x 10'3 (4.06m x 3.12m)

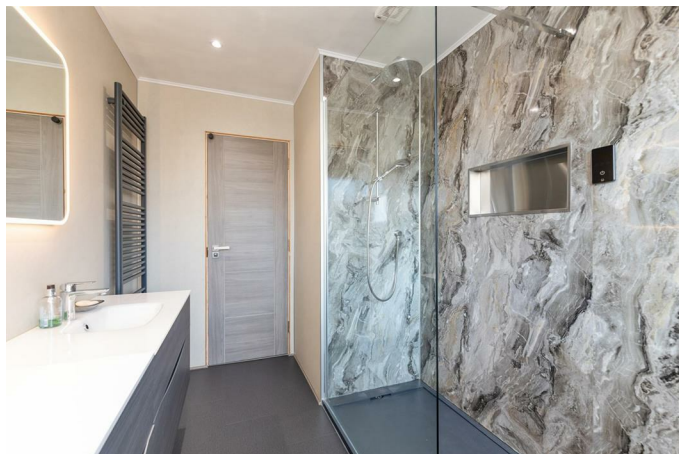


En-suite 10'6 x 7'6 (3.20m x 2.29m)



Luxury en-suite comprising walk in shower cubicle with chrome thermostatically controlled shower fittings, low flush w/c, wash hand basin with storage below, extractor fan, recessed spotlights, wall-mounted radiator.

Additional en-suite image



Bedroom two 10'7 x 7'5 (3.23m x 2.26m)



Bedroom three 9'7 x 8'1 (2.92m x 2.46m)



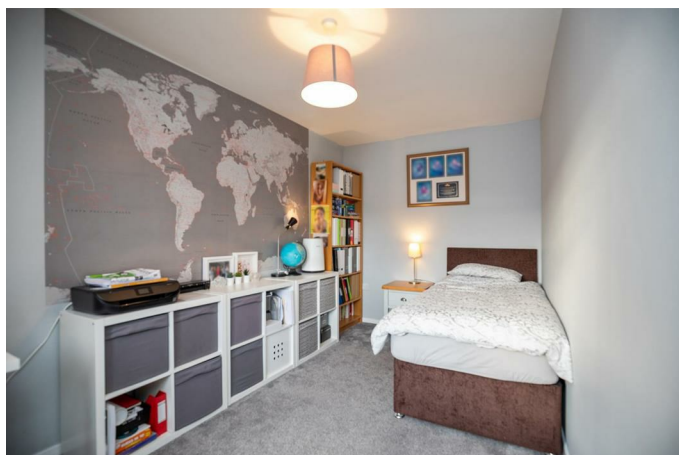
Roof window.

Bathroom



White suite comprising panelled bath, mixer taps, telephone hand shower, low flush w/c, pedestal wash hand basin, part tiled walls, extractor fan.

Bedroom four 15'3 x 7'8 (4.65m x 2.34m)



Bedroom five 14'7 x 12'1 (4.45m x 3.68m)



Outside



Driveway to the side with off-street parking.

Front and side gardens

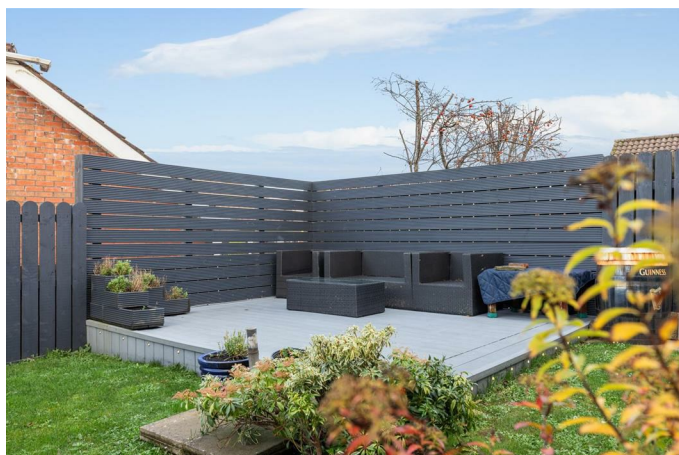
Corner site position with gardens to the front, side laid in lawn.

Rear garden



Enclosed rear garden laid in lawn with additional feature composite decking / seating area that captures morning, as well as evening sun. Garden shed, outside tap and light.

Feature decking



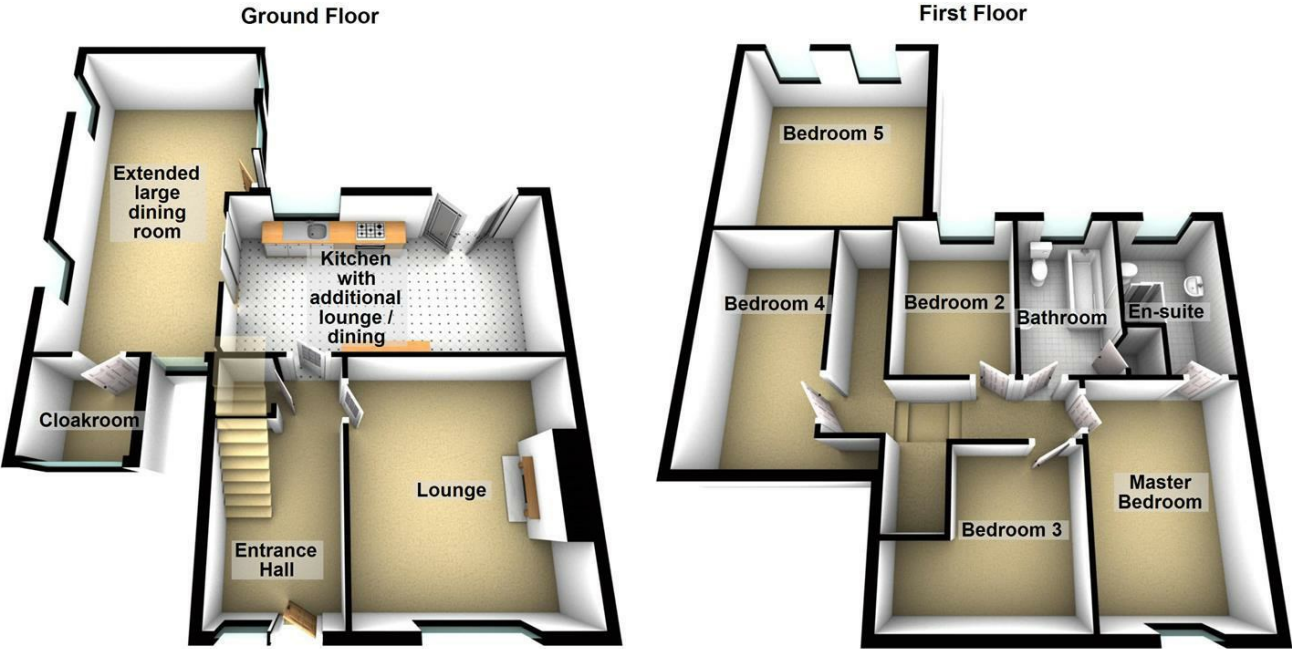
Additional rear garden image



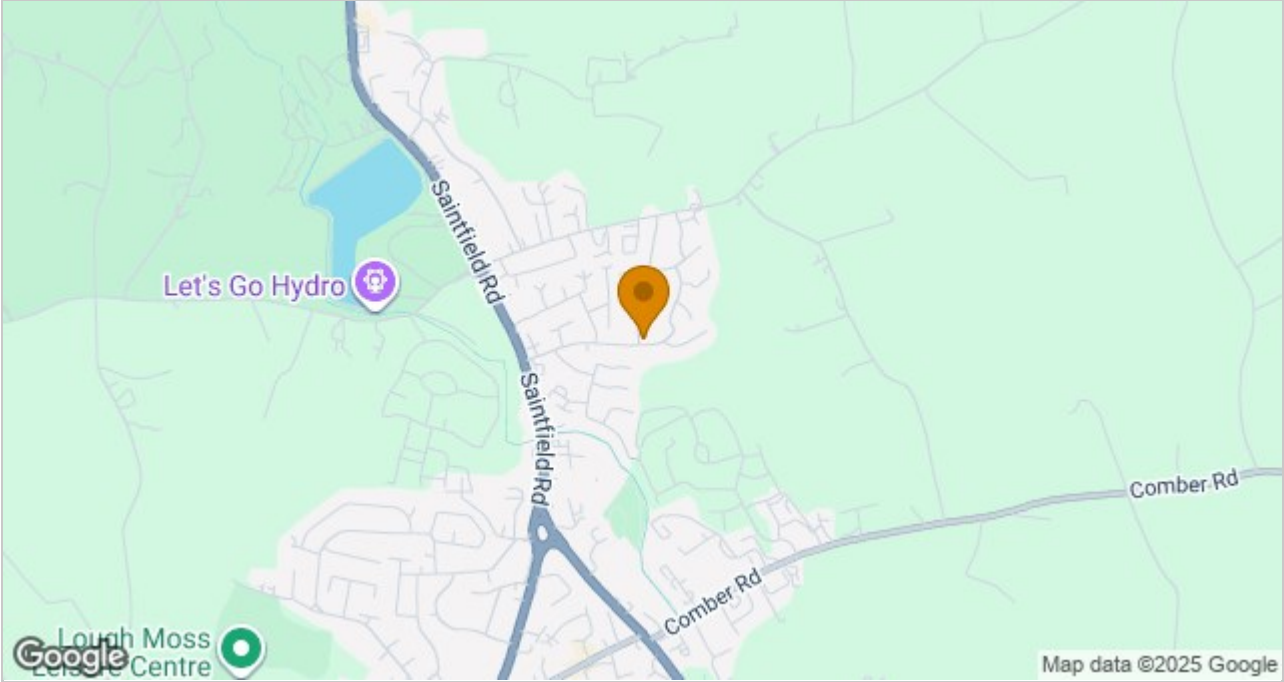
Rear elevation



Floor Plan



Area Map



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