



17 Black Quarter Meadow, Carryduff, BT8 8GF

Asking Price £339,950

Located within the popular and recently constructed Black Quarter Meadow development in Carryduff, this attractive detached home enjoys a convenient setting just off the Ballynahinch Road.

The location offers excellent access to Ballynahinch, Saintfield, Lisburn and Belfast City Centre, while also being within walking distance of local amenities including Lidl, leading schools and the Lough Moss Leisure Centre.

Number 17 is a beautifully presented detached property offering spacious, well-appointed accommodation throughout.

The ground floor comprises a bright lounge to the front, a modern open-plan kitchen, dining and living area to the rear, and a convenient downstairs WC. On the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom fitted with a white suite.

Externally, the property benefits from a generous driveway providing ample off-street parking, as well as a superb enclosed rear garden with patio area, ideal for outdoor entertaining and family enjoyment.

Built in recent years, the home benefits from high levels of insulation and modern construction standards, resulting in excellent energy efficiency. Further features include gas-fired central heating, double glazing throughout, and an impressive Energy Performance Certificate rating of B.

This is an excellent opportunity to purchase a stylish, energy-efficient family home in a highly sought-after residential location.

- Detached Family Home
- Spacious Lounge To The Front
- Downstairs w/c & Utility Cupboard
- Gas Heating/ Double Glazing
- Superb Rear Garden & Patio That Captures The Afternoon Sun
- Three Bedrooms Principle With En-Suite Shower
- Kitchen / Dining / Living To The Rear
- White Bathroom Suite On 1st Floor
- Off Street Parking To Front
- Efficient Home rated 'Grade B' on EPC

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



Entrance Hall

Panelled front door with fan light and glazed side panels to the entrance hall. Tiled flooring wood effect.

Downstairs w.c



Sink unit. Low flush w.c

Lounge 15'7 x 11'3 (4.75m x 3.43m)



(at widest points)

Shaker Style Kitchen 19'0 x 13'10 (5.79m x 4.22m)



(at widest points) Comprising contemporary Full range of high and low level units, marble effect worktops, single drainer 1 1/4 bowl sink unit with mixer taps, integrated fridge freezer and dishwasher, gas hob, stainless steel overhead extractor fan, eyelevel oven, centre island unit in french navy colour, marble effect worktops, Spot-lights,

Utility Cupboard

Plumbed for washing machine.

Sun Room 9'9 x 8'8 (2.97m x 2.64m)



Wood effect tiled flooring. Spot-lights,. Pvc doors to the rear.

First Floor



Bedroom One 12'7 x 11'0 (3.84m x 3.35m)



Wood panelled walls.

Ensuite



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

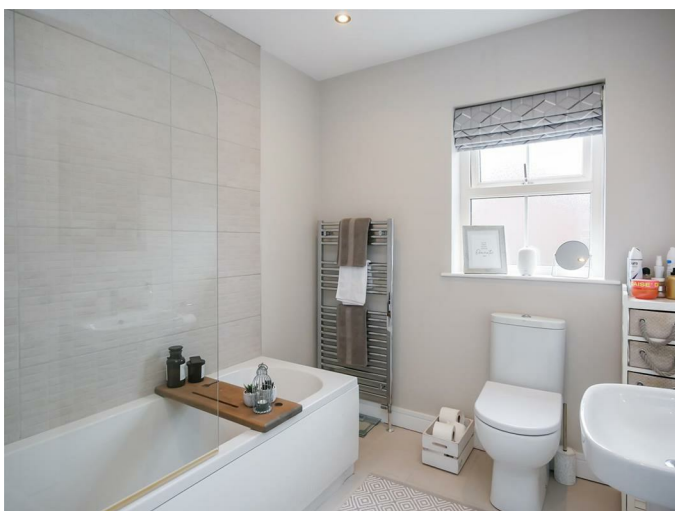
Bedroom Two 12'0 x 10'9 (3.66m x 3.28m)



Bedroom Three 10'3 x 8'2 (3.12m x 2.49m)



White Bathroom Suite



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

Landing



Hot-press, access to the roof space.

Outside Front

Front garden laid in lawn with the driveway with parking leading to the rear.

Outside Rear



From the sun room access is provided to the patio area and garden laid in lawns with a superb range of trees, plants and shrubs.

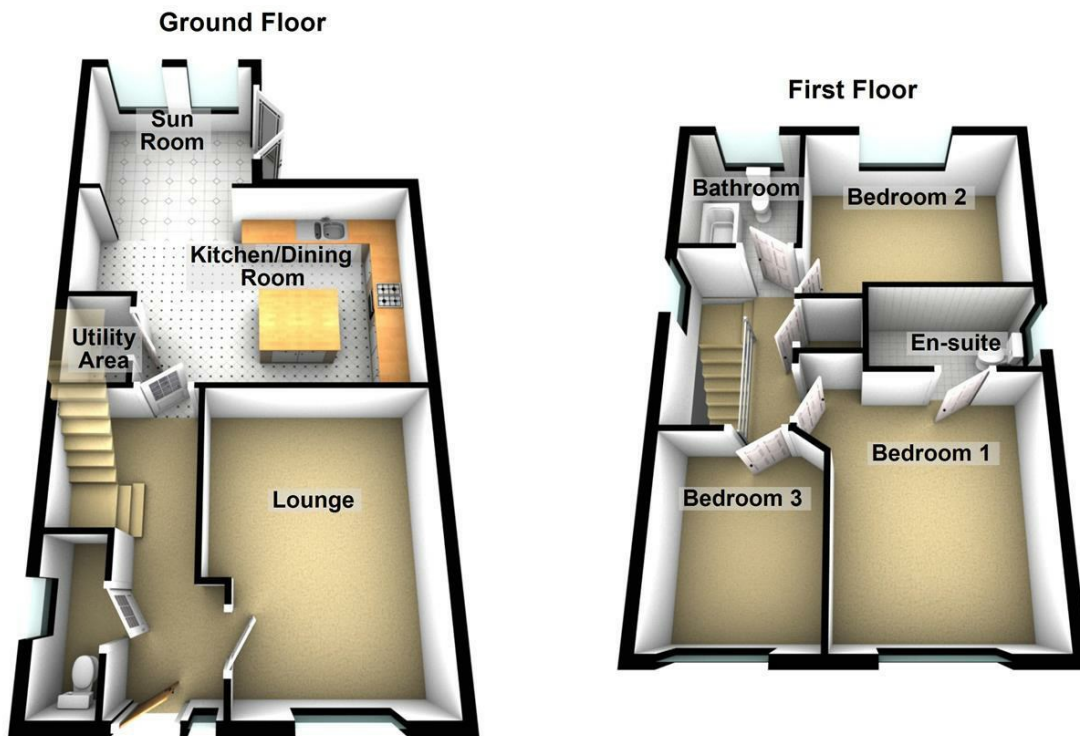


Comprising walk in shower cubicle with chrome shower unit drench head , wash hand basin with mixer taps, low flush w,c Spot-lights, Tiled flooring.

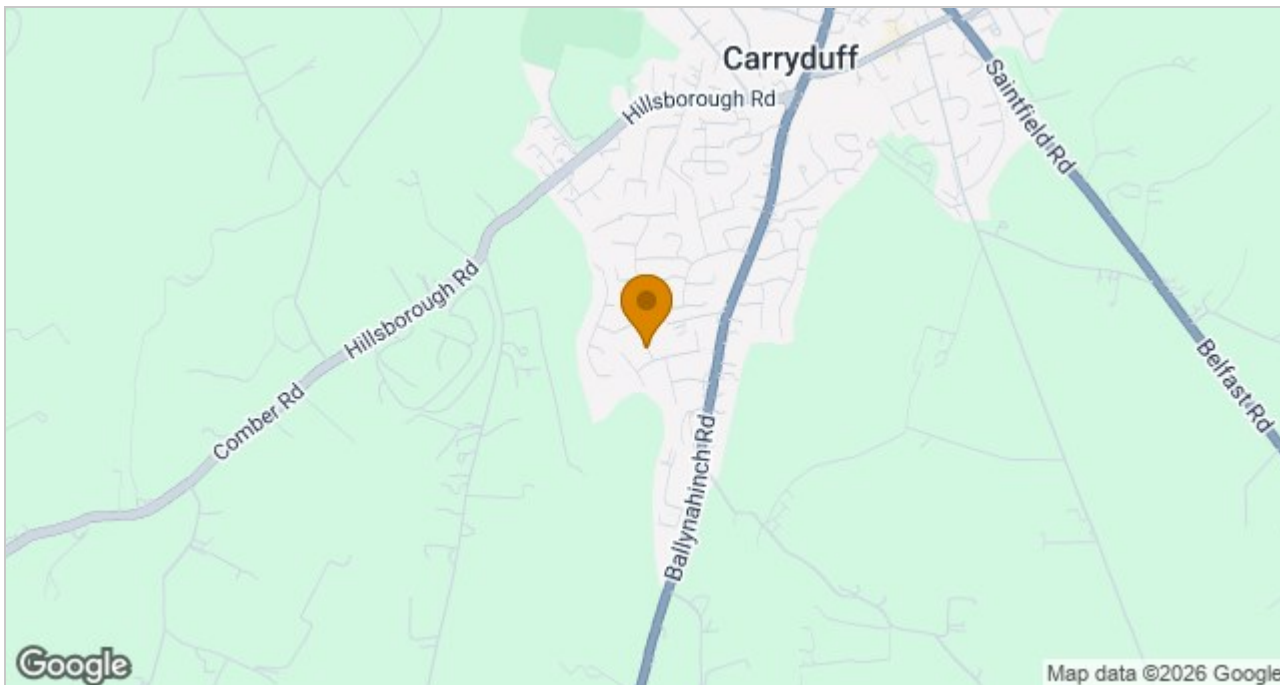




Floor Plan



Area Map



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