



Baronscourt Green

SAINTFIELD ROAD
CARRYDUFF

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Nestled just off the Saintfield Road in a highly sought-after area of Northern Ireland, Baronscourt Green strikes the perfect blend of comfortable living in a city-suburb location.

With Belfast City Centre situated just a short distance away, and excellent road links ensuring an efficient journey, homeowners can enjoy everything that Belfast has to offer within a less than twenty-minute drive from their doorstep. What's more, residents of Baronscourt Green can benefit from exceptional public transport thanks to a convenient bus stop located just outside the development, guaranteeing hassle-free travel into the city and beyond. Homeowners can enjoy everything that Belfast has to offer, from the popular Forestside Shopping Centre, a multitude of renowned eateries, and an outstanding array of various attractions. Baronscourt Green also boasts connections to the M1 motorway system, affording the opportunity to reach areas situated further afield.

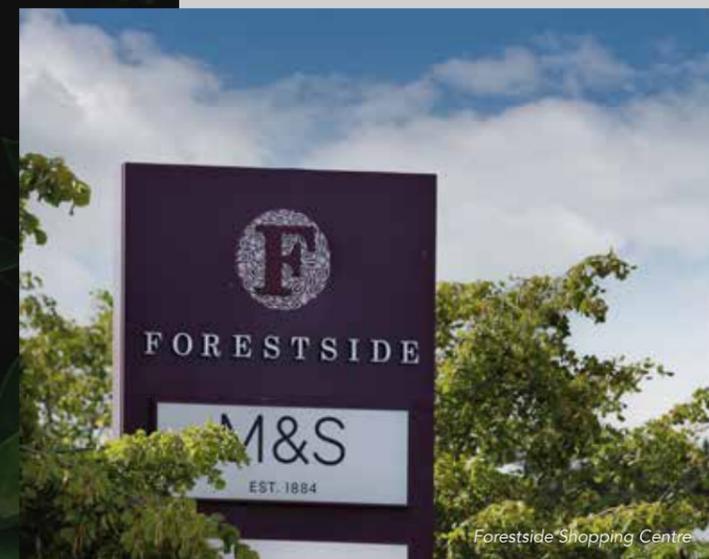
Ideally located within the charming town of Carryduff, homeowners are spoilt for choice when it comes to things to see and do in the local area. Surrounded by breath-taking landscapes and natural beauty, Carryduff ensures an idyllic backdrop for those who love to spend time in the great outdoors. The Let's Go Hydro Resort provides a fun-filled family day out, whilst Rockmount

Golf Club ensures a tranquil afternoon for residents of Baronscourt Green to enjoy a round of golf on lush fairways. The Lough Moss Leisure Centre is also located nearby, providing outstanding facilities for homeowners to participate in health and fitness activities. With a close-knit community feel, Carryduff is the perfect choice for families hoping to escape the hustle and bustle of city living, all the while maintaining close ties to convenience and accessibility.

The homes at Baronscourt Green have been carefully designed and beautifully finished, with no detail overlooked. Tailored to suit the needs of modern families, each of these properties boast high-quality fixtures and fittings throughout, guaranteeing easy maintenance and ensuring a stylish and comfortable haven for homeowners to kick back and relax at the end of a long day. Offering a collection spacious detached and semi-detached homes, Baronscourt Green is sure to appeal to a wide variety of buyers.



Rockmount Golf Club



Forestside Shopping Centre



Let's Go Hydro Resort



Ivanhoe Hotel

Something to offer for everyone



Computer visual



Computer visual

The Carrow

Site Number: 6
Total Floor Area: 1,155 ft²



GROUND FLOOR

Entrance Hall	
Living <i>max</i>	13'7" x 13'0"
Kitchen / Dining / Snug <i>max</i>	21'2" x 16'1"
WC	5'10" x 3'3"

FIRST FLOOR

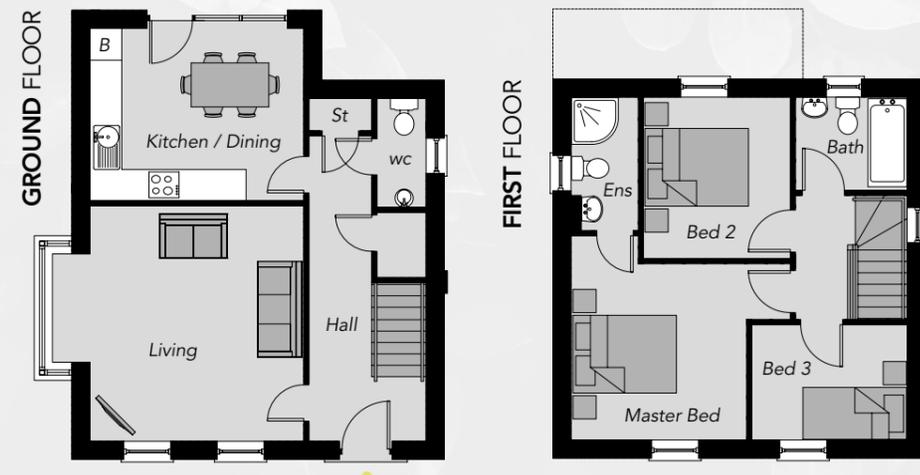
Bedroom 1	10'9" x 10'6"
Bedroom 2	12'0" x 8'10"
Bedroom 3	8'11" x 8'10"
Bedroom 4 <i>max</i>	10'2" x 7'2"
Bathroom <i>max</i>	10'9" x 5'9"

SITE LAYOUT



The Austin

Site Numbers: 1, 7 & 8
Total Floor Area: 979 ft²



GROUND FLOOR

Entrance Hall	
Living <i>plus bay</i>	14'10" x 13'6"
Kitchen/Dining <i>max</i>	13'6" x 10'10"
WC	6'10" x 3'1"

FIRST FLOOR

Master Bed <i>max</i>	11'1" x 11'1"
Ensuite	8'5" x 4'3"
Bedroom 2	10'2" x 9'3"
Bedroom 3	9'10" x 7'3"
Bathroom <i>max</i>	6'10" x 5'10"

SITE LAYOUT





Computer visual

The Blaney

Site Numbers: 2, 3, 4 & 5
Total Floor Area: 1,019 ft²



GROUND FLOOR

Entrance Hall	
Living max	17'0" x 12'7"
Kitchen/Dining max	17'0" x 14'7"
WC	6'10" x 3'3"

FIRST FLOOR

Master Bed max	10'10" x 8'10"
Ensuite max	7'10" x 7'3"
Bedroom 2	9'0" x 8'11"
Bedroom 3	9'0" x 7'8"
Bathroom max	8'5" x 7'1"

SITE LAYOUT



Site Layout

Not to Scale

- The Carrow
- The Austin
- The Blaney



Luxury Turnkey 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

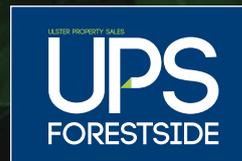
- Outside tap
- Rear garden to be turfed
- High quality paving where applicable
- Timber fencing to boundaries were applicable
- Lighting to front and rear doors
- Low maintenance uPVC fascia and soffit with aluminium seamless guttering and uPVC downpipes

Note

All specification is subject to change at time of build.



SELLING AGENT



Unit 33, Forestside Shopping Centre,
Belfast BT8 6FX

028 9064 1264

www.ulsterpropertysales.co.uk



DEVELOPER

Email: info@jmlcg.co.uk

028 9060 3231

www.jmlcg.co.uk

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