



# *Baronscourt Green*

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SAINTFIELD ROAD  
CARRYDUFF

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Nestled just off the Saintfield Road in a highly sought-after area of South Belfast, Baronscourt Green strikes the perfect blend of comfortable living in a tranquil 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 less than a 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 excellent 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, whilst maintaining close ties to convenience and accessibility.

The homes at Baronscourt Green have been carefully designed, crafted 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, promising 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



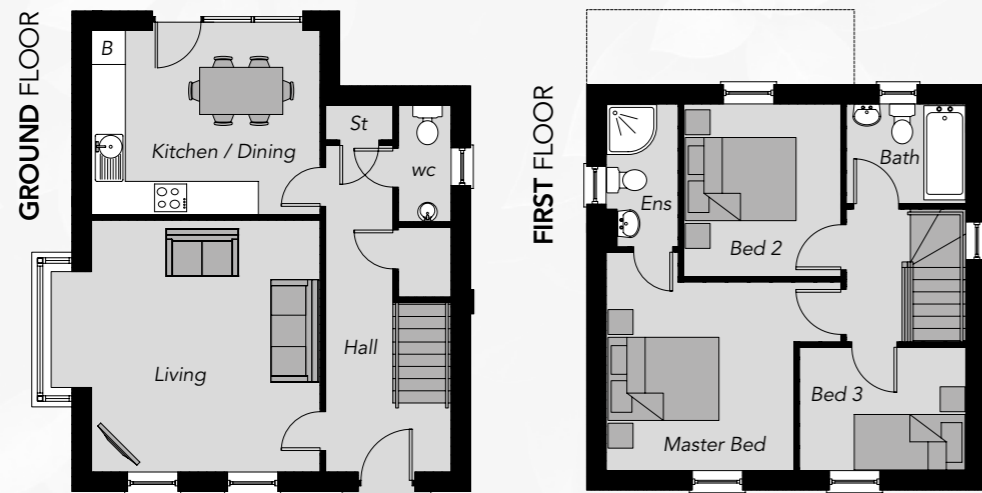
Computer visual



Computer visual

# The Austin

Site Numbers: 1, 7 & 8  
3 Bedroom Detached



## GROUND FLOOR

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

## FIRST FLOOR

Master Bed max	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 max	6'10" x 5'10"

## SITE LAYOUT



# The Blaney

Site Numbers: 2, 3, 4 & 5  
3 Bedroom Semi-Detached



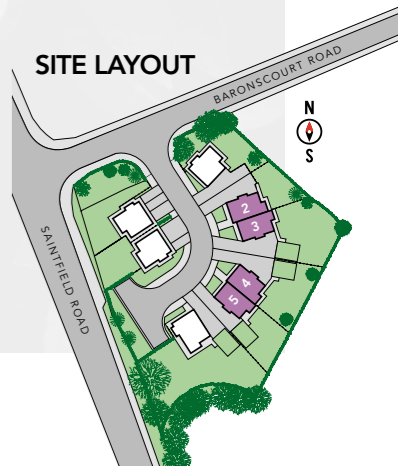
## GROUND FLOOR

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

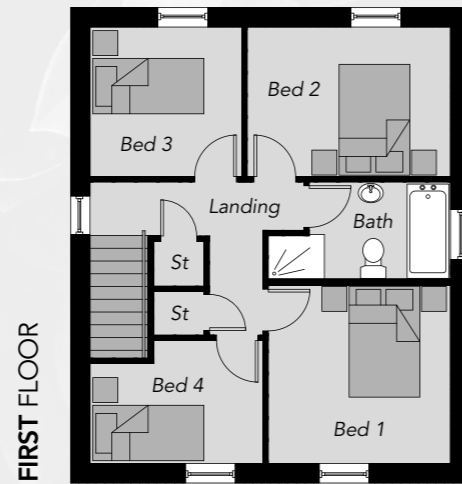
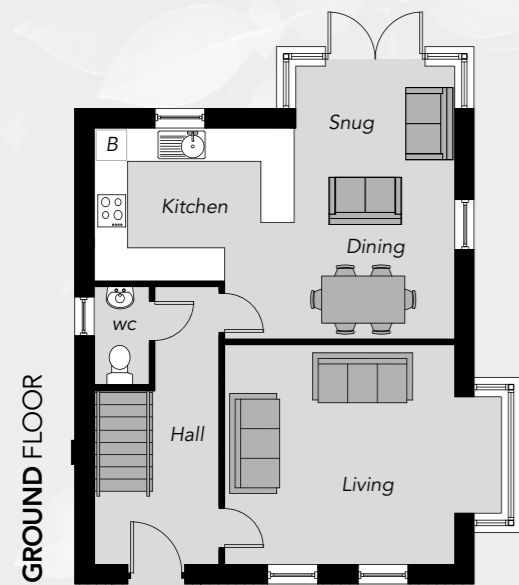




Computer visual

# The Carrow

Site Number: 6  
3 Bedroom Detached



## GROUND FLOOR

Entrance Hall	
Living max	13'7" x 13'0"
Kitchen / Dining / Snug max	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 max	10'2" x 7'2"
Bathroom max	10'9" x 5'9"

## SITE LAYOUT



# Site Layout

Not to Scale

- The Austin* – 3 Bedroom Detached
- The Blaney* – 3 Bedroom Semi-Detached
- The Carrow* – 3 Bedroom Detached



# Luxury Turnkey Specification

## KITCHEN / DINING

- High quality kitchen with contemporary handles and modern quartz worktops to include quartz upstand
- Integrated and fitted appliances, to include dishwasher, fridge/freezer, fan oven and ceramic hob
- Floor tiling to kitchen and dining room

## 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), vanity units and close couple WC
- Ground floor WC to have tiled floor with modern toilet and modern vanity unit

## GENERAL FEATURES

- 10 Year IWC Structural Warranty
- uPvc doors and windows throughout (composite front door only)
- PV solar panels to roof
- Painted skirting and architraves with high quality doors and ironmongery
- Painted walls and ceilings finished in a neutral colour
- Provisions made for satellite connections
- Generous amount of switches / sockets / TV points (cat 6) and hardwired smoke alarms
- LED lighting throughout
- High quality carpet and underfelt to bedrooms, stairs and landing
- Phoenix natural gas with high efficiency boiler and zoned heating
- Quality hardwood oak flooring to Living Room and Entrance Hallway

## EXTERNAL

- Outside tap
- Rear gardens turfed
- High quality paving (where applicable)
- Timber fencing to boundaries where applicable
- Lighting to front and rear doors
- Low maintenance uPVC fascia and soffit with aluminum seamless guttering and uPVC downpipes

Note - All specification is subject to change at time of build.



SELLING AGENT

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