

simonBRIEN
RESIDENTIAL

20 BaronsGrange Road,
Comber Road,
Carryduff, BT8 8GL



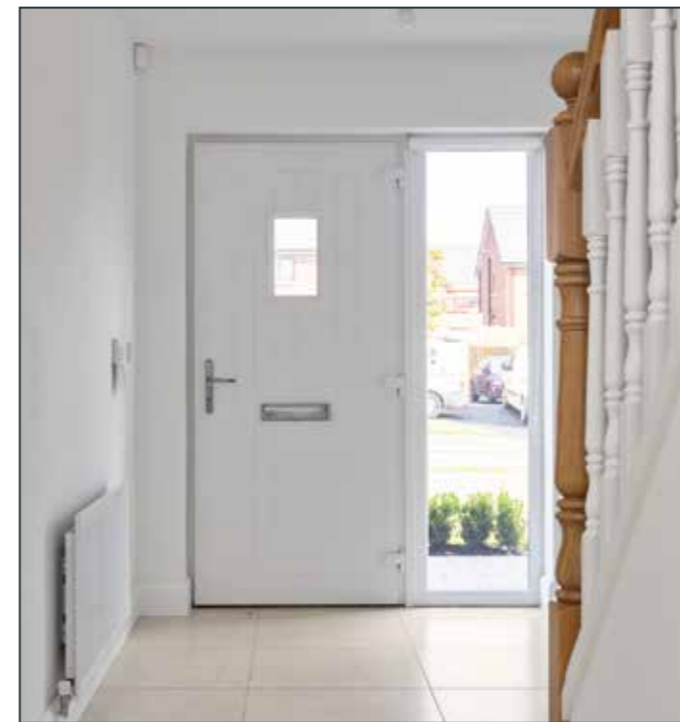
Asking Price £312,500

Telephone 02890 668888
www.simonbrien.com



FEATURES

- A quality timber frame offers exceptional performance through a highly airtight design, in turn lowering energy bills to our customers
- Former Show House
- Homes are constructed to the very latest SAP regulations with high insulation to walls, roof space and floors
- Grey uPVC triple-glazed windows
- Front door - Apeer highly rated composite door
- Sliding patio doors in kitchen / family room to rear garden
- Natural gas heating system connected to an app and a highly energy efficient gas boiler
- Improved air quality through ECO dMEV continuous mechanical ventilation system
- uPVC soffits and fascia boards
- Fully fitted kitchen with island unit and high quality doors, handles, granite worktops and upstands.
- Appliances to include; electric hob, electric oven, fridge / freezer, dishwasher, washer/dryer and extractor hood
- High quality contemporary white sanitary ware
- Wall tiles around bath
- Vanity unit in ensuite and bathroom
- Mirror in ensuite and bathroom
- Splash back tiling to wash hand basins
- Chrome towel radiators in bathroom, ensuite and cloakroom
- Tiled floors in the entrance hall, cloakroom, kitchen, bathroom and ensuite.
- Carpets in bedrooms and living room
- Six inch skirting and 3 inch architraves (approx.)
- All skirting, architraves and balustrades painted with oak handrails and newel posts
- All internal walls and ceilings painted
- High quality solid panelled doors painted
- Chrome door furniture
- The latest edition regulations with a comprehensive range of electrical light fittings and sockets throughout
- TV, telephone points and USB charging port socket in lounge, kitchen and master bedroom
- Pre-wired for BT Openreach, Virgin Media and Sky digital
- Feature lighting to front and rear
- Outside water tap fitted
- Paths and patio in brick paviour
- Tarmac driveway
- Six foot high fencing and side gate
- Security alarm system fitted
- Mains powered smoke alarm
- Mains powered carbon monoxide (gas) alarms



SUMMARY

The BaronsGrange development provides a quiet haven to call home in a well established community. With close links to Belfast, Lisburn and Newtownards the development is ideally located. The property also benefits from local amenities situated nearby including a EuroSpar, The Ivanhoe Hotel, Bar and Restaurant, Lough Moss Leisure Centre, Lets Go Hydro and Carryduff Park. Tesco Newtownbreda, Forestside Shopping Centre and the bustling Ormeau Road with multiple bars and restaurants are also a short drive away offering excellent shopping and entertainment.

This spacious 4 bedroom semi-detached property is a former Show House and comprises on the ground floor a generous entrance hall, private living room, open plan kitchen/dining room and downstairs WC. Upstairs the property benefits from 4 well proportioned bedrooms, master with en-suite and a separate bathroom. Externally the property offers a front garden, tarmac driveway and private rear garden. Finished to a high standard throughout and tastefully decorated, viewing is highly recommended to appreciate this property in full.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Tiled floor.

LOUNGE:

15' 7" x 12' 2"
(4.75m x 3.71m)

Carpeted floor.



CLOAKROOM/ DOWNSTAIRS WC:

7' 10" x 3' 11"
(2.39m x 1.19m)

Tiled floor, tiled splashback, low flush WC, wash hand basin and heated towel rail.



**KITCHEN/DINING:
19' 4" x 14' 3" (5.89m x 4.34m)**

Tiled floor, range of high and low level units, kitchen island, quartz worktops throughout, integrated appliances including fridge/freezer, oven, convection hob, extractor fan, washing machine & dishwasher. Open plan to dining/snug area. Sliding door with access to rear garden.



FIRST FLOOR



**BEDROOM (1):
14' 4" x 10' 7" (4.37m x 3.23m)**

Carpeted floor.



**ENSUITE SHOWER ROOM:
9' 3" x 3' 0" (2.82m x 0.91m)**

Tiled floor, mermaid board shower splashback, wash hand basin with vanity unit and tied splashback, low flush WC.





BEDROOM (2):
10' 6" x 8' 4" (3.2m x 2.54m)
 Carpeted floor.

BEDROOM (3):
10' 7" x 9' 5" (3.23m x 2.87m)
 Max. Carpeted floor.

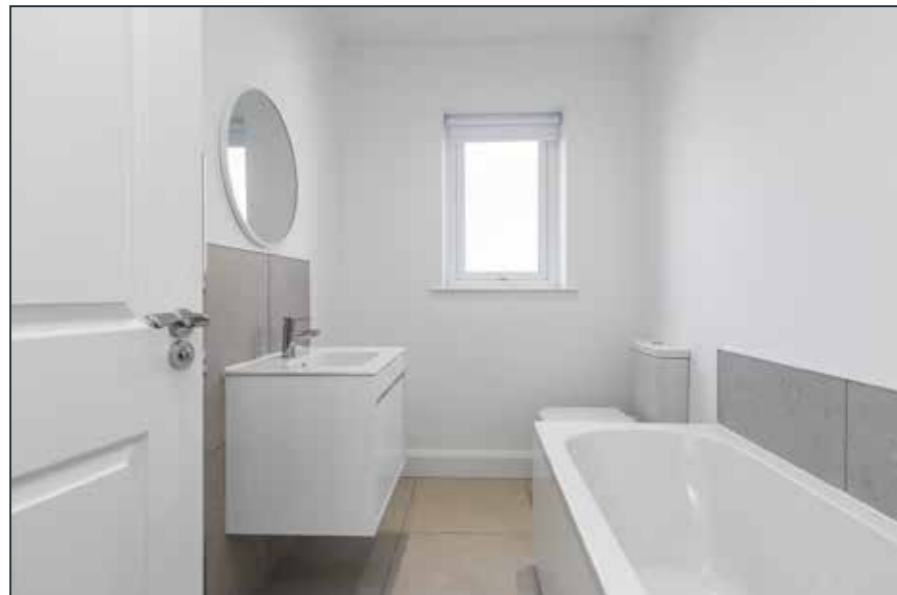
BEDROOM (4):
10' 7" x 9' 6" (3.23m x 2.9m)
 Min. Carpeted floor.



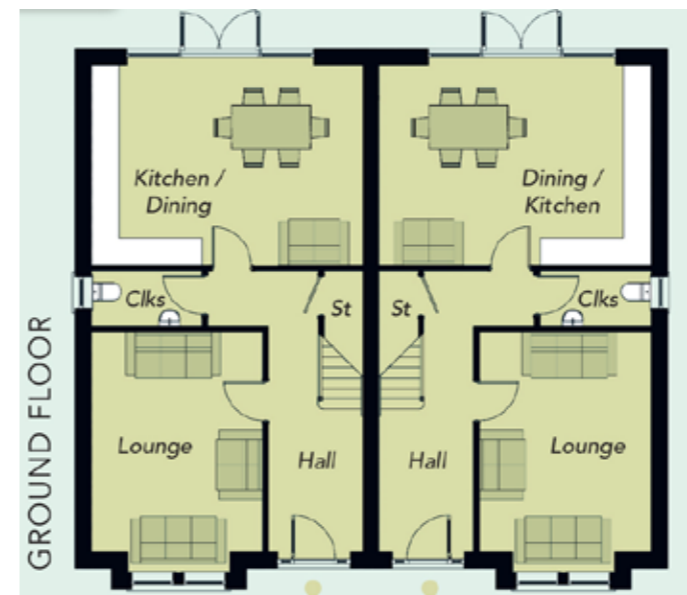
OUTSIDE
 Front garden, private tarmac driveway, rear garden with patio and lawn.



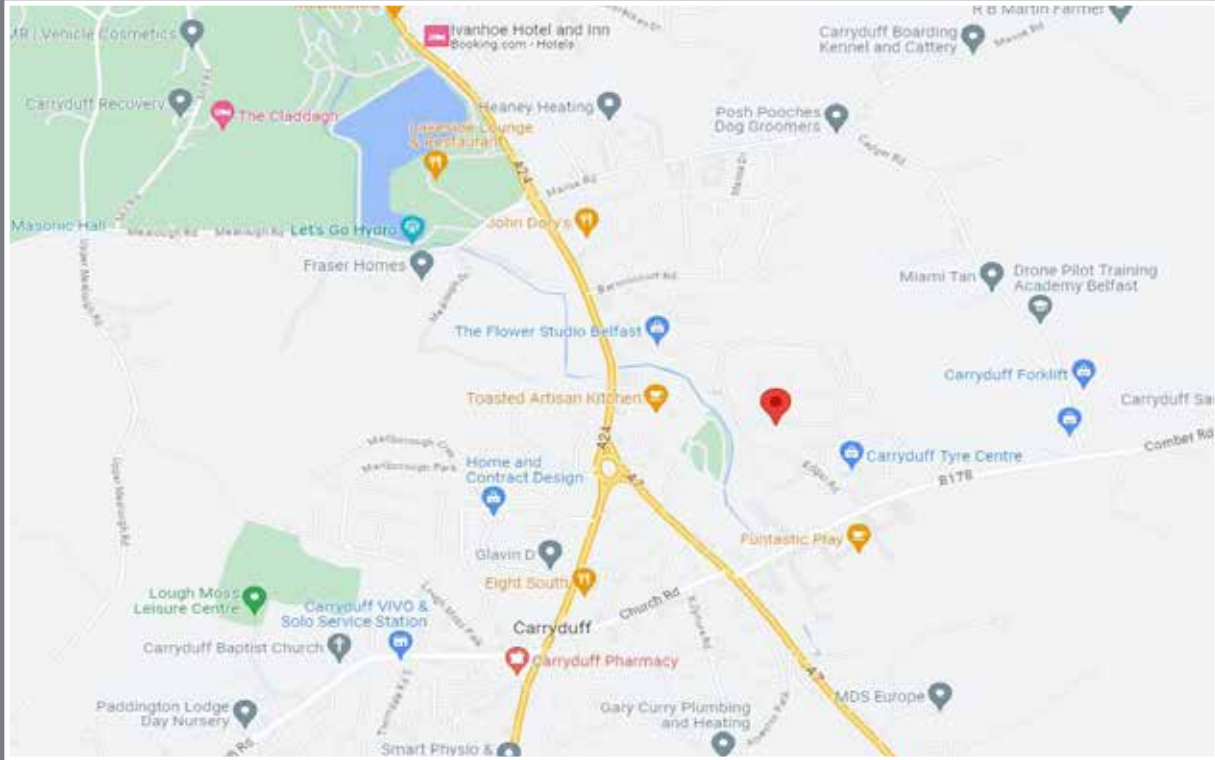
FLOOR PLAN



BATHROOM:
8' 4" x 5' 6" (2.54m x 1.68m)
 Tiled floor, bath with stand under shower and tiled splashback, wash hand basin with vanity unit and tiled splashback, low flush WC and heated towel rail.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

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REF: CC/TOD/I/22



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0546-3154-1191-2299-8845

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