



4 Baronscourt Manor, Saintfield Road, Carryduff, BT8 8FF

Asking Price £155,000

Located off the Saintfield Road just before Carryduff, this deceptively spacious and modern build apartment that offers bright accommodation. Located on the 1st floor, this apartment has a high specification finish with quality fixtures and fittings and will pleasantly surprise all of those who view. The accommodation in brief comprises two good size bedrooms with the master benefitting from an en-suite shower room, modern white bathroom suite and the main living area consists of Lounge / dining which opens to a fitted kitchen with a range of integrated appliances. Outside there is a numbered allocated parking space as well as visitor parking. A short distance away are the many facilities in Carryduff, with Brackenvale, and Forestside hopping centre within a short journey away. This apartment should be of instant appeal given its location, spacious accommodation and attractive asking price.

- Deceptive 1st floor apartment
- Master bedroom with en-suite
- Modern bathroom suite
- Double glazed windows
- Numbered allocated parking along with visitor parking
- Two good size bedrooms
- Spacious lounge / dining that opens to the fitted kitchen
- Gas heating
- Lift access to the apartment entrance
- Close to many amenities

Energy Efficiency Rating		Current	Potential
Key: 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			
Northern Ireland		79	82
EU Directive 2002/91/EC			

The accommodation comprises

Communal front door leading to lower entrance hall.

Entrance

Stairs and lifts available to the 1st floor.

Apartment entrance



Hardwood front door leading to the entrance hall.

Entrance hall



Laminate flooring, 2 x large built in robes.

Lounge / dining 16'7 x 12'6 (5.05m x 3.81m)



At the widest points. Laminate flooring. Open to the dining area.

Dining



Lounge / dining image



Kitchen 11'2 x 7'9 (3.40m x 2.36m)



Range of high and low level units, single drainer 1 1/4 bowl sink unit, mixer taps, 4 ring gas hob, under oven, plumbed for washing machine, integrated fridge freezer, integrated dishwasher, tiled floor.

Bedroom 1 15'4 x 10'9 at widest points (4.67m x 3.28m at widest points)



Laminate flooring.

En-suite 6'8 x 6'7 (2.03m x 2.01m)



Comprising corner shower cubicle with thermostatically controlled shower, low flush w/c, wash hand basin, extractor fan.

Bedroom 2



Laminate flooring.

Bathroom 7'5 x 6'4 (2.26m x 1.93m)



White suite comprising panelled bath, mixer

taps, telephone hand shower, low flush w/c, pedestal wash hand basin, part tiled walls, extractor fan, tiled floor, recessed spotlights.

Outside



Parking

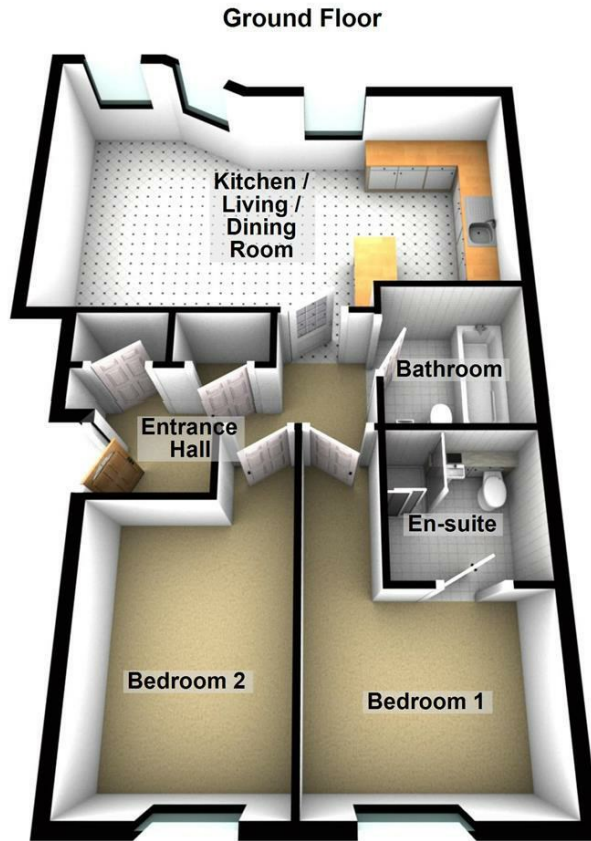


Number allocated parking and additional visitor parking area.

Service charges

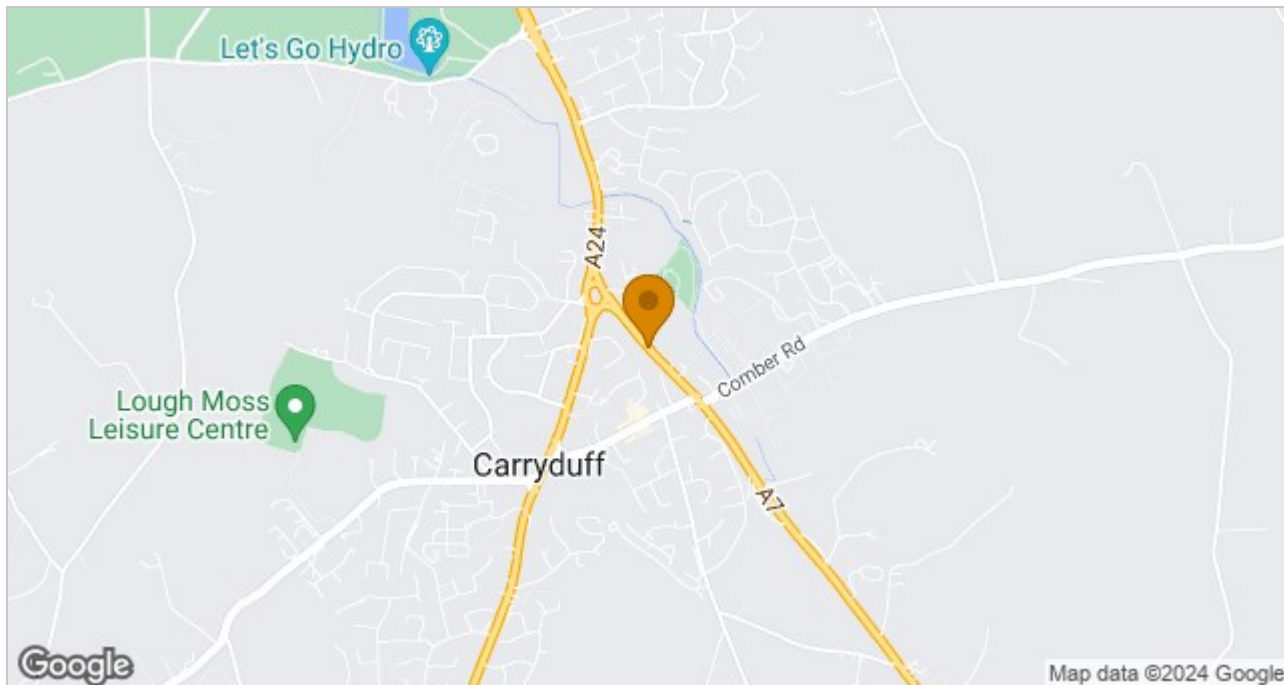
Service charges £170.00 per quarter, £150.00 per annum insurance.

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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