

# For Sale

Asking Price: £235,000

SimonBrien



6 Baronsgrange Rise,  
Carryduff, BT8 8GE

[simonbrien.com](https://www.simonbrien.com)

## Description

Located in the thriving community of Carryduff, BaronsGrange is ideally placed for today's modern living. Just 6 miles south of Belfast city centre Carryduff is perfectly situated for commuting to Belfast. With the M1 at Lisburn just 8 miles away Carryduff also has easy access to the motorway network. Excellent transport links also include a regular bus service within walking distance of the development and the Cairnshill Park and Ride which is just two miles along the Saintfield Road towards Belfast.

Convenient shopping includes the Town and Country Shopping Centre and Brackenvale Supermarket & Filling Station as well as several other shops. Local cafes and restaurants include the Ivanhoe Inn, Eight South and Woodlawn Garden Centre.

Forestside Shopping Centre is just 10 minutes away with an excellent range of stores including Sainsburys, Marks and Spencers and Dunnes Stores.

Carryduff also offers a range of creches, nursery schools and two primary schools. The town also offers numerous school bus links to grammar and secondary schools..

Local parks include the Lough Moss play park and Carryduff Park with Belvoir Forest Park and Shawsbridge just 10 minutes away. For golfers, Rockmount Golf Club, Belvoir Park Golf Club and Temple Golf Club are all close by.

Constructed in 2019 the property is exceptionally well presented throughout with three generous bedrooms, living room, kitchen with full range of appliances open to dining, modern bathroom in white suite and downstairs cloakroom. Externally there are pleasant enclosed gardens to the rear and driveway parking

Likely to be of interest to the young family or professional couple viewing is by private appointment through our Belfast Office on 02890 668888

## Accommodation

### Ground Floor

#### Entrance Hall

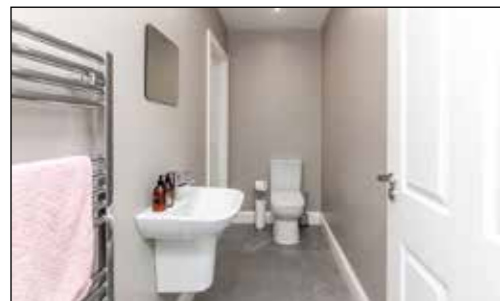
Hardwood Door to Entrance Hall, tiled floor.

#### Living Room

14'2" x 12'3" (4.32m x 3.73m):

#### Cloakroom

Low flush WC, wash hand basin.



#### Kitchen/Dining

15'9" x 14' (4.8m x 4.27m):

High and Low Level units, inset sink, 4 ring hob, electric oven, integrated fridge freezer, dishwasher and washing machine, tiled floor, sliding doors to rear.



## Special Features & Services

- Attractive Recently Constructed Semi Detached Home
- Well Presented Accommodation Throughout
- Three Generous Bedrooms
- Spacious Living Room
- Modern Kitchen with Full Range of Integrated Appliances open to Dining
- Bathroom in White Suite
- Downstairs Cloakroom
- Gas Fired Central Heating
- Combi gas boiler/Separate heating controls for ground and 1st floor
- Heat recovery system
- PVC Triple Glazing
- Alarm System Installed
- Well Tended Gardens to Front and Rear in Lawns and Patio
- Driveway Parking
- Popular and Convenient Location/ Development off Comber Road
- Close to Local Amenities, Schooling and Transport Routes
- Viewing By Private Appointment

### First Floor

#### Landing

Access to floored roofspace via loft ladder

#### Bedroom 1

16'1" x 9'4" (4.9m x 2.84m):



#### Bedroom 2

11'2" x 7'8" (3.4m x 2.34m):

Built in Sliderobe.

#### Bedroom 3

11'2" x 7'9" (3.4m x 2.36m):



### Bathroom

White suite comprising a panelled bath, mixer taps, telephone hand shower, low flush WC, wash hand basin.

### Outside

Gardens to the front and rear, lawns and patio, garden shed, drive way parking.



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## VALUER

### Mark Leinster

Simon Brien - South Belfast

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## MORTGAGE ADVICE

For free independent advice on mortgages talk to

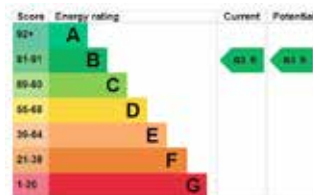
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