

For Sale

Asking Price: £265,000

SimonBrien



22 Baronsgrange Road,
Carryduff, BT8 8GL

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Description

We are delighted to sell this recently constructed, red brick semi-detached home in the highly sought after BaronsGrange development in Carryduff.

The superb home offers beautiful spacious accommodation throughout, with the ground floor comprising a living room, a kitchen with integrated appliances and ample dining space, as well as a downstairs wc. The first floor provides three well proportioned bedrooms with the master having an ensuite shower room, and there is also a modern main bathroom suite. Externally this home provides a tarmac driveway with ample car parking space, and beautifully maintained front and rear gardens laid in lawn with paved sitting area.

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.

Please contact the office for an internal viewing to appreciate all this fine home has to offer.

Special Features & Services

- Attractive Recently Constructed Semi Detached Home
- Three Generous Bedrooms
- Spacious Living Room With Bay Window
- Modern Kitchen with Full Range of Integrated Appliances open to Dining
- Bathroom in White Suite
- Downstairs Cloakroom
- Gas Fired Central Heating
- Heat recovery system
- PVC Double Glazing
- Alarm System Installed
- Well Tended Gardens to Front and Rear in Lawns and Patio
- Tarmac Driveway Parking
- Popular and Convenient Location/ Development off Comber Road
- Close to Local Amenities, Schooling and Transport Routes
- Viewing by Private Appointment



Accommodation

Entrance Hall
Composite front door to entrance hall with ceramic tiled floor

Downstairs WC
Ceramic tiled floor, low flush WC, pedestal wash hand basin, low voltage recessed spotlighting, extractor fan

Living Room
15'7" x 14'4" (4.75m x 4.37m):

Kitchen/Dining Area
22'1" x 10'4" (6.73m x 3.15m):
Ceramic tiled floor, range of high and low level units, stainless steel sink unit, 4 ring gas hob, stainless steel extractor fan, 'Zanussi' integrated dishwasher, part tiled walls, integrated fridge freezer, under bench electric oven, 'Zanussi' microwave and integrated dishwasher, spotlights, uPVC double glazed door leading to paved patio



First Floor

Landing
Storage cupboard, access to floored roofspace

Main Bedroom
17'1" x 10'1" (5.2m x 3.07m):

Ensuite Shower Room
8'1" x 6'6" (2.46m x 1.98m):
Ceramic tiled floor, low flush WC, pedestal wash hand basin, fully tiled shower cubicle



Bedroom 2
13'1" x 11'8" (4m x 3.56m):

Bedroom 3
9'11" x 8'1" (3.02m x 2.46m):



Bathroom
8'1" x 7'11" (2.46m x 2.41m):
Ceramic tiled floor, pedestal wash hand basin with vanity unit, bath with tiled wall, chrome heated towel radiator, low voltage recessed spotlighting

Outsdie
Tarmac driveway and front garden in lawn, enclosed rear garden in lawn with paved area



VALUER

Robin Lyons MNAEA, Dip in Property Valuer

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MORTGAGE ADVICE

For free independent advice on mortgages talk to

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