


Baronscourt Mews, Carryduff,  
Belfast, BT8

**Asking Price: £279,950**

 **Reeds Rains**

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# Baronscourt Mews, Carryduff, Belfast, BT8

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EPC Rating: E

A four bedroom detached family home, situated in a cul de sac location in the sought after, Baronscourt development.

## DESCRIPTION

An excellent opportunity to purchase a four bedroom detached family home, situated in the highly sought after Baronscourt development, in Carryduff.

On the ground floor, the home comprises two bright reception rooms, a spacious kitchen and a downstairs wc, with the first floor offering four bedrooms, an ensuite shower room and a main bathroom suite. The property is well positioned on a very impressive site at the top of the cul-de-sac, offering an excellent rear garden, front garden, driveway with ample car parking space, and a detached garage.

Baronscourt can be found just off the Saintfield Road, offering a short 15-20 minute drive to the Belfast City Centre. Metro bus services can also be found along the Saintfield Road.

We would advise early viewing to appreciate all that this home has to offer.

## GROUND FLOOR

### Living Room

15'2" x 10'4" (4.62m x 3.15m)

A bright living room with laminate flooring, patio doors to the rear and gas and electric fires.

### Dining Room

10'9" x 10'8" (3.28m x 3.25m)

A spacious dining room, with laminate flooring and outlook to the front.

### Kitchen

17'3" x 7'9" (5.26m x 2.36m)

The kitchen has an excellent range of high and low level units, a double sink with with swan neck mixer tap, a five-ring gas hob and oven, and dishwasher. There is also an under-

stair storage cupboard and door to the rear garden. The kitchen has been finished with a tiled floor and part tiled walls.

## FIRST FLOOR

### Bedroom One

10'9" x 10'4" (3.28m x 3.15m)

A double bedroom with built in robes and an ensuite shower room.

### Ensuite Shower Room

6' x 4'9" (1.83m x 1.45m)

The ensuite has a low flush wc, wash hand basin with mixer tap and a shower cubicle with a thermo-controlled shower unit.

### Bedroom Two

10'4" x 7'10" (3.15m x 2.4m)

A double bedroom with built in robes, carpet and an outlook to the rear.

### Bedroom Three

10'8" x 6'3" (3.25m x 1.9m)

A double bedroom with built in robes, carpet and an outlook to the rear.

### Bedroom Four

10'8" x 6'4" (3.25m x 1.93m)

A good sized fourth bedroom with carpet, and an outlook to the front.

### Bathroom

7'8" x 5'7" (2.34m x 1.7m)

The main bathroom has a three piece suite, to include a low flush wc, wash hand basin with mixer tap, and jet bath with mixer tap and an overhead electric shower unit. The bathroom has been fully tiled.

## OUTSIDE

The impressive site offers a stunning rear garden perfect for entertaining or play, a paved driveway with ample car parking space, a front garden with plants and shrubs, and a detached garage.

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All Measurements

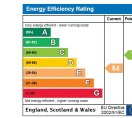
All Measurements are Approximate.

Laser Tape Clause

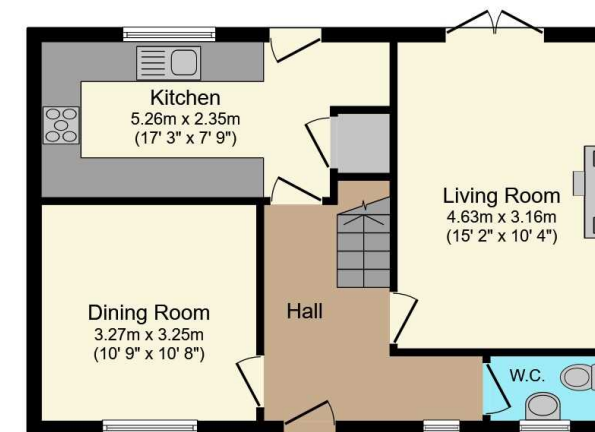
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

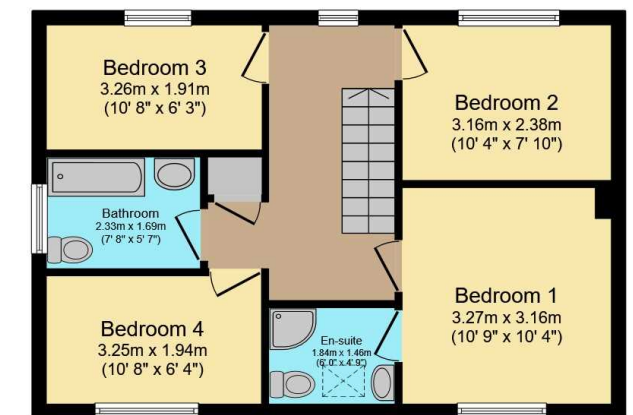
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 97.5 m<sup>2</sup> (1,049 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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