



Computer visual.

The THISTLE



The THISTLE
Total Floor Area
1332 sq ft approx

Ground Floor		First Floor	
Entrance Hall	10'1" x 12'4"	Master Bedroom	12'4" x 10'9"
Living Room	8'10" x 12'4"	Bedroom	8'1" x 12'7"
Dining Room	9'10" x 13'1"	Bedroom	11'1" x 9'9"
Kitchen	8'10" x 9'11"	Bedroom	10'1" x 8'10"
WC	6'2" x 3'3"	Bedroom	8'4" x 8'8"

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BLACK QUARTER MEADOW

RELEASE 10 SITE LAYOUT

ROSEMOUNT HOMES

SITE 37 BLACK QUARTER

Carryduff BT8

- New build semi detached home
- Four bedrooms
- Master with en-suite shower room
- One reception
- Kitchen / dining area
- Utility room
- Ground floor w/c
- 1st floor bathroom
- Gas heating / double glazed windows
- Additional sun room

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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		EU Directive 2002/91/EC	

Asking Price £310,000

Site 37 Black Quarter Meadow

, Carryduff, BT8



The accommodation comprises

Entrance hall

Cloaks

6'2 x 3'1 (1.88m x 0.94m)
Ground floor w/c

Living room

15'11 x 12'4 (4.85m x 3.76m)

Kitchen / dining

16'8 x 15'5 (5.08m x 4.70m)

Utility room

6'10 x 3'1 (2.08m x 0.94m)

Sun room

10'0 x 8'11 (3.05m x 2.72m)

1st floor

Master bedroom

12'4 x 10'8 (3.76m x 3.25m)
Maximum

Ensuite

8'6 x 3'7 (2.59m x 1.09m)

Bedroom 2

11'4 x 9'10 (3.45m x 3.00m)

Bedroom 3

11'5 x 8'6 (3.48m x 2.59m)
Maximum

Bedroom 4

7'9 x 7'5 (2.36m x 2.26m)

Bathroom

8'6 x 6'6 (2.59m x 1.98m)
Maximum

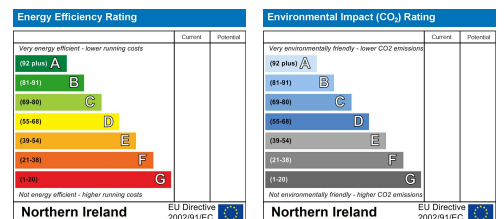


Directions



Floor Plan

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