



**The ASH**  
Total Floor Area  
1150 sq ft approx

**Ground Floor**

|             |               |
|-------------|---------------|
| Living room | 14'0" x 11'0" |
| Dining room | 10'0" x 10'0" |
| Kitchen     | 10'0" x 10'0" |
| Utility     | 5'0" x 5'0"   |
| WC          | 4'0" x 5'0"   |

**First Floor**

|            |               |
|------------|---------------|
| Master Bed | 12'0" x 10'0" |
| Bedroom    | 11'0" x 9'0"  |
| Bedroom 2  | 11'0" x 9'0"  |
| Bathroom   | 5'0" x 8'0"   |
| WC         | 4'0" x 5'0"   |

ROSEMOUNT HOMES

**BLACK QUARTER MEADOW**

RELEASE 10  
SITE LAYOUT

ROSEMOUNT HOMES

## 43 BLACK QUARTER MEADOW Carryduff BT8

- New build semi detached home
- Three bedrooms
- Master with en-suite shower room
- Living room
- Luxury fitted kitchen with dining area
- Utility area
- Sun room to the rear
- Ground floor w/c
- Contemporary bathroom suite
- Gas heating / double glazed windows

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>Northern Ireland</b>                     |  | EU Directive 2002/91/EC |           |

**Asking Price £270,000**

# 43 Black Quarter Meadow

, Carryduff, BT8



## The accommodation comprises

### Entrance hall

### Cloaks

Ground floor w/c

### Living room

14'12 x 11'7 (4.27m x 3.53m)

Maximum

### Kitchen / dining

19'0 x 12'4 (5.79m x 3.76m)

Maximum

### Utility

3'2 x 2'11 (0.97m x 0.89m)

### Sun room

10'1 x 8'11 (3.07m x 2.72m)

### 1st floor

### Master bedroom

13'0 x 10'7 (3.96m x 3.23m)

### En-suite

8'7 x 3'7 (2.62m x 1.09m)

### Bedroom 2

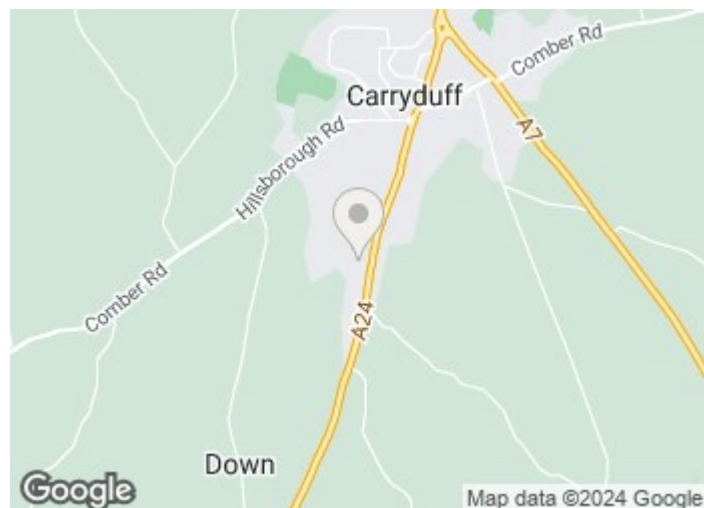
11'11 x 10'5 (3.63m x 3.18m)

### Bedroom 3

9'10 x 8'1 (3.00m x 2.46m)

### Bathroom

7'2 x 6'9 (2.18m x 2.06m)

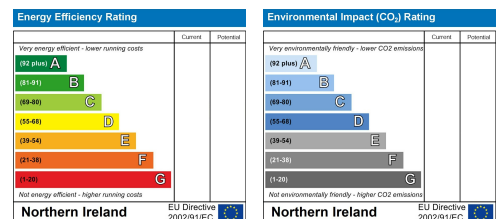


## Directions



# Floor Plan

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