



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

**Ground Floor**

Entrance Hall	Living Room	Dining Room	Kitchen	Utility	W.C.	En-Suite	Bedroom 1	Bedroom 2	Bedroom 3
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**First Floor**

Master Bed	12'0" x 12'0"	Bedroom	11'0" x 11'0"	Bedroom 2	11'0" x 11'0"	Bedroom 3	11'0" x 11'0"	Bathroom	5'0" x 8'0"
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ROSEMOUNT HOMES

**BLACK QUARTER MEADOW**

RELEASE 10  
SITE LAYOUT

ROSEMOUNT HOMES

## SITE 44 BLACK QUARTER

### 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**

# Site 44 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

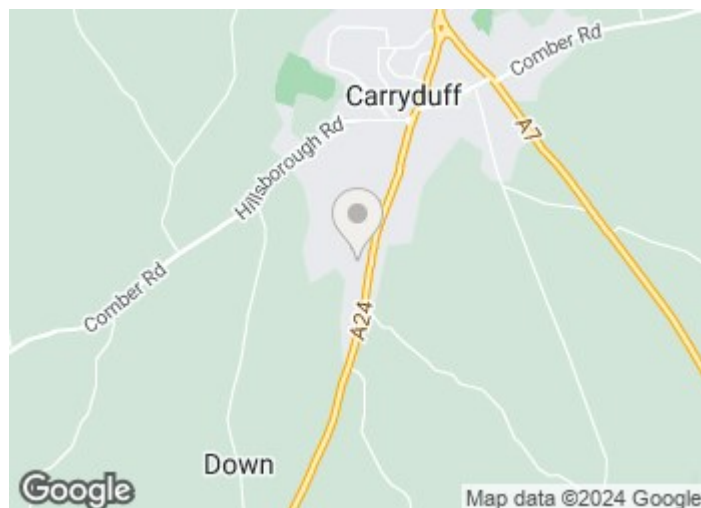
11'11 x 10'5 (3.63m x 3.18m)

### 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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