



26 Baronsgrange Road, Comber Road, Carryduff, BT8 8GL

Asking Price £284,950

Baronsgrange is one of Carryduff's newest and most popular developments of late, with an excellent mix of properties, creating a fantastic family environment!

This particular semi detached home offers spacious accommodation inside and out and comprises three well proportioned bedrooms with master with en-suite, great sized lounge and a superb kitchen dining along the rear of the property. The property also benefits from a downstairs W/C and white bathroom suite on first floor. In addition the property is serviced with gas fired central heating and comes complete with a heat recovery and ventilation system and double glazing as standard.

Externally there is a detached garage to the rear with plumbing, power and lighting, driveway to the front and side with ample off street parking and an enclosed rear garden with westerly aspect which is perfect for capturing the afternoon and evening sun.

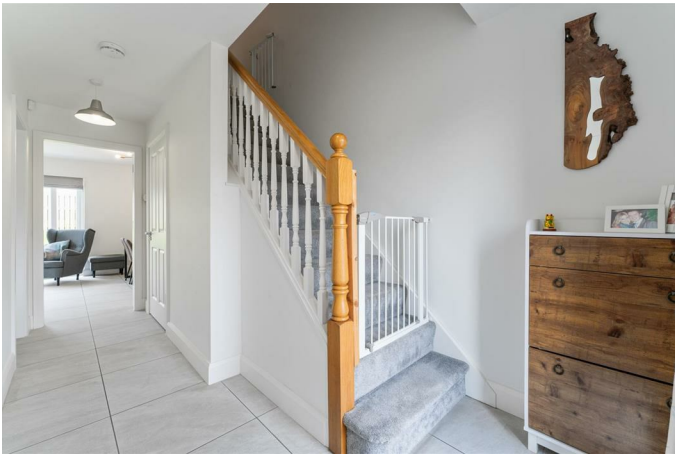
All in all this is a superb, efficient family home with nothing to do but add your own furniture!

- Beautifully Finished Semi-Detached Home
- Spacious Lounge
- Ground Floor W.C
- Detached Garage / Double Glazed/ Tarmac Driveway
- Driveway with Ample Off Street Parking
- Three Good Sized Bedrooms with Master Ensuite
- Open Plan Kitchen / Dining room
- Contemporary White Bathroom Suite
- Gas Heating with Heat recovery and Ventilation system
- Westerly Facing Enclosed Rear Gardens with Patio Area

Energy Efficiency Rating		Current	Potential
Key: energy efficient - lower running costs			
(92-100) A		84	84
(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	

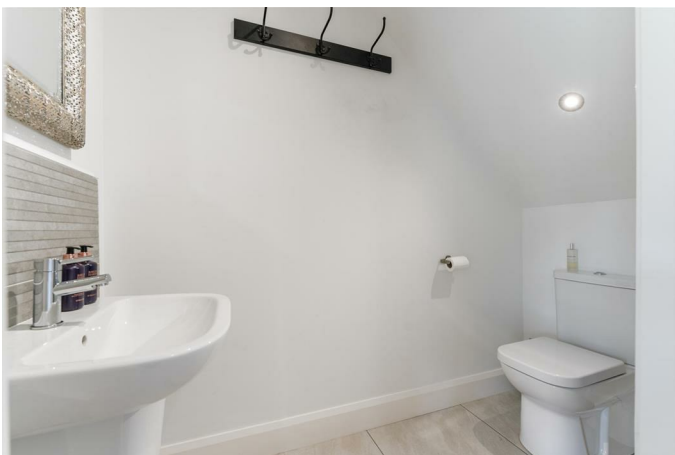


Entrance Hall



Glazed composite front door and side panel opens onto generous sized entrance hall with tiled flooring.

Ground Floor W.C 7'0" x 2'11" (2.15m x 0.91m)



Ground floor w.c comprising of low flush w.c and pedestal wash hand basin with stainless steel mixer taps and tiled splash back. Tiled flooring and recessed spotlights.

Lounge 15'7" x 14'4" (plus bay) (4.75m x 4.38m (plus bay))



Spacious lounge with feature bay window, recessed electric fire and custom built solid wood cupboards with floating shelving above.



Kitchen / Dining room 22'0" x 11'2" (6.71m x 3.42m)



Spacious kitchen / dining room complete with a selection of upper and lower level 'shaker style' kitchen units complete with quartz countertops, stainless steel sink with mixer taps, eye level oven and grill, 4 ring gas hob with overhead extractor fan, integrated fridge freezer, washing machine and dishwasher. Large sliding patio doors opens onto enclosed rear garden. Part tiled walls and tiled flooring. Recessed spotlights.





First Floor



Bedroom 1 17'2" x 10'1" (5.24m x 3.08m)





Ensuite 9'6" x 3'6" (2.92m x 1.09m)



White suite comprising of corner shower cubicle with stainless steel taps and tiled walls, low flush w.c and square sink basin with stainless steel mixer taps with tile splashback and vanity below. Tiled flooring and recessed spotlights.

Bedroom 2 13'2" x 7'8" (4.03m x 2.34m)



Bedroom 3 9'11" x 9'6" (3.04m x 2.92m)

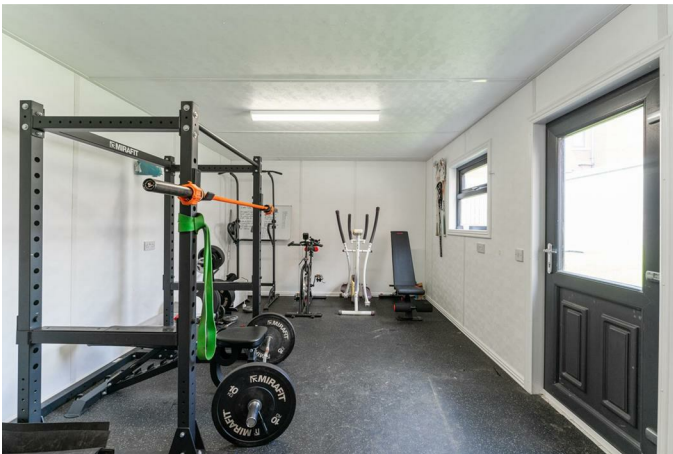


White Bathroom Suite 7'8" x 6'3" (2.35m x 1.92m)



White bathroom suite comprising of 'P' shaped panelled bath with stainless steel mixer taps and over hanging shower attachment, low flush w.c and pedestal wash hand basin with stainless steel mixer taps and vanity below. Part tiled walls and tiled flooring. Recessed spotlights.

Detached Garage 12'0 x 22'0 (3.66m x 6.71m)



Detached garage with roller garage door to front and glazed upvc door and double glazed windows to the side. Currently being utilised as a home gym it comes complete with plumbing, power and lighting.

Property Front



Driveway to the front and side offers ample off street parking and access to detached garage.

Enclosed Rear Garden

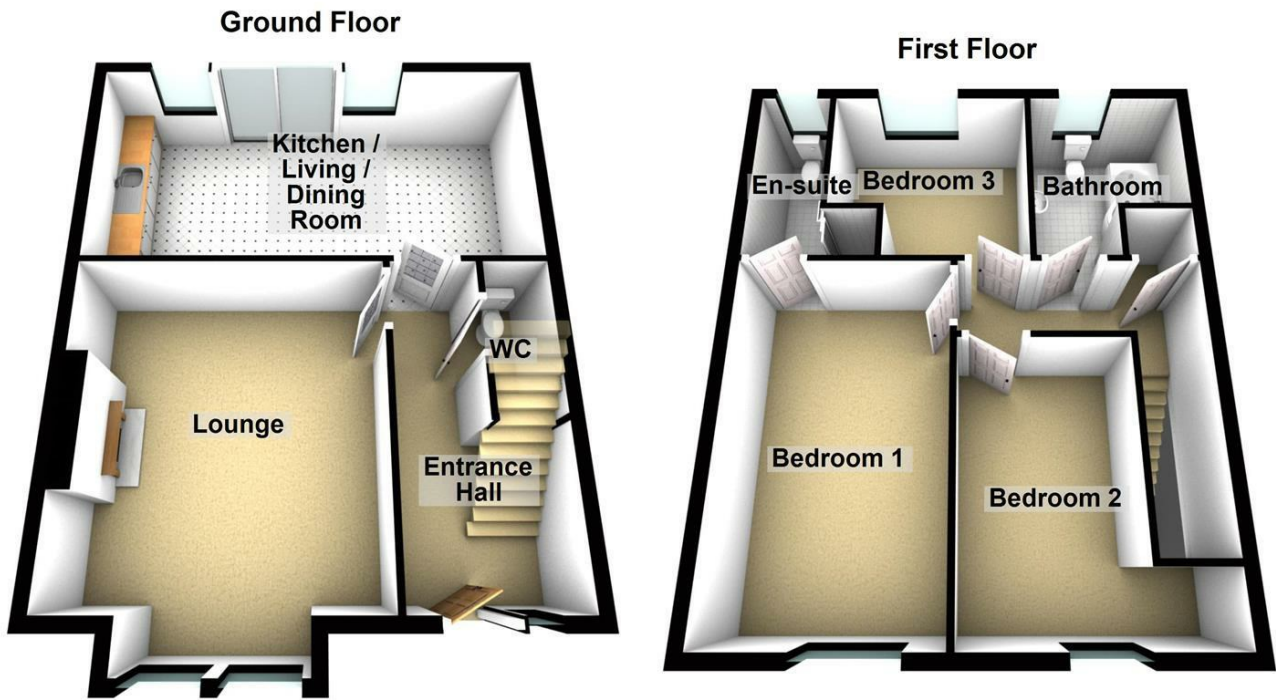


Beautifully maintained enclosed rear garden with laid-in lawn and patio area bordered by timber fencing. With its westerly orientation it perfectly captures the afternoon and evening sun, creating the perfect environment for family BBQ's and entertaining.



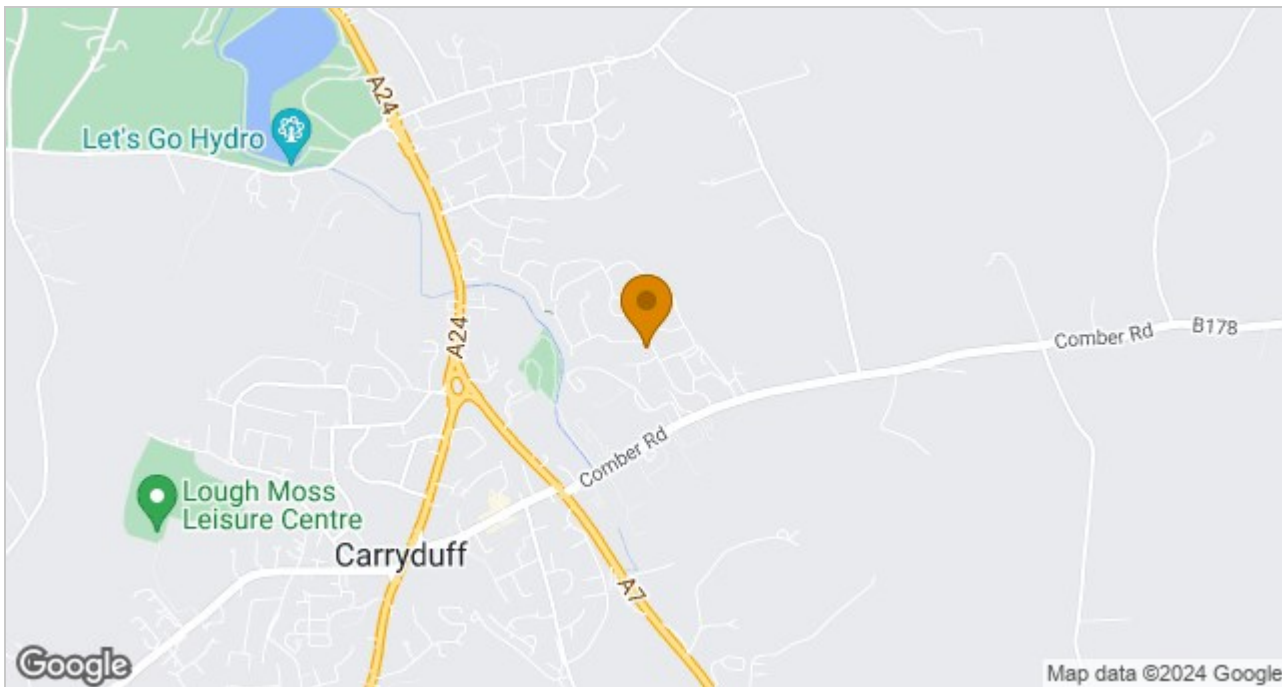


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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