AN EXCLUSIVE DEVELOPMENT
OF STYLISH HOMES

Barons Grange

CARRYDUFF

FRASER HOMES

Building Homes FH *For Over 50 Years*

Barons Grange

CARRYDUFF

FRASER HOMES

Rockmount Golf Club

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Building Homes FH *For Over 50 Years*

Introduction

Rockmount Golf Club

Ivanhoe Hotel and Inn

The Four Winds Restaurant

Lagan Valley Regional Park

Let's Go Hydro, Knockbracken Reservoir, Carryduff

Located in the thriving community of Carryduff, BaronsGrange is ideally placed for today's modern living.

Convenient shopping includes the Town and Country Shopping Centre and Brackenvale Supermarket & Filling Station as well as several other shops.

Local cafes and restaurants include the Ivanhoe Inn, Eight South, Toasted Artisan Kitchen and Woodlawn Garden Centre. Forestside Shopping Centre is just 10 minutes away with an excellent range of stores including Sainsburys, Marks and Spencers and Dunnes Stores.

Local parks include the Lough Moss play park and Carryduff Park with Belvoir Forest Park and Shawsbridge just 10 minutes away. For golfers, Rockmount Golf Club, Belvoir Park Golf Club and Temple Golf Club are all close by.

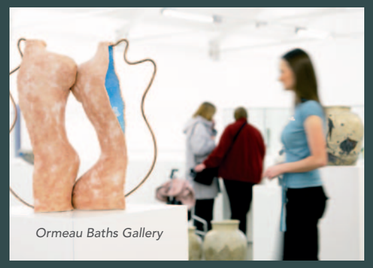
Eight South, Carryduff

Forestside Shopping Centre

Lifestyle

Lunch, Arthur Street, Belfast

Belfast Marathon at Ormeau Park


Ormeau Baths Gallery

Corn Market

Forestside Cookery School

Lagan Towpath riverside walk off the ormeau embankment

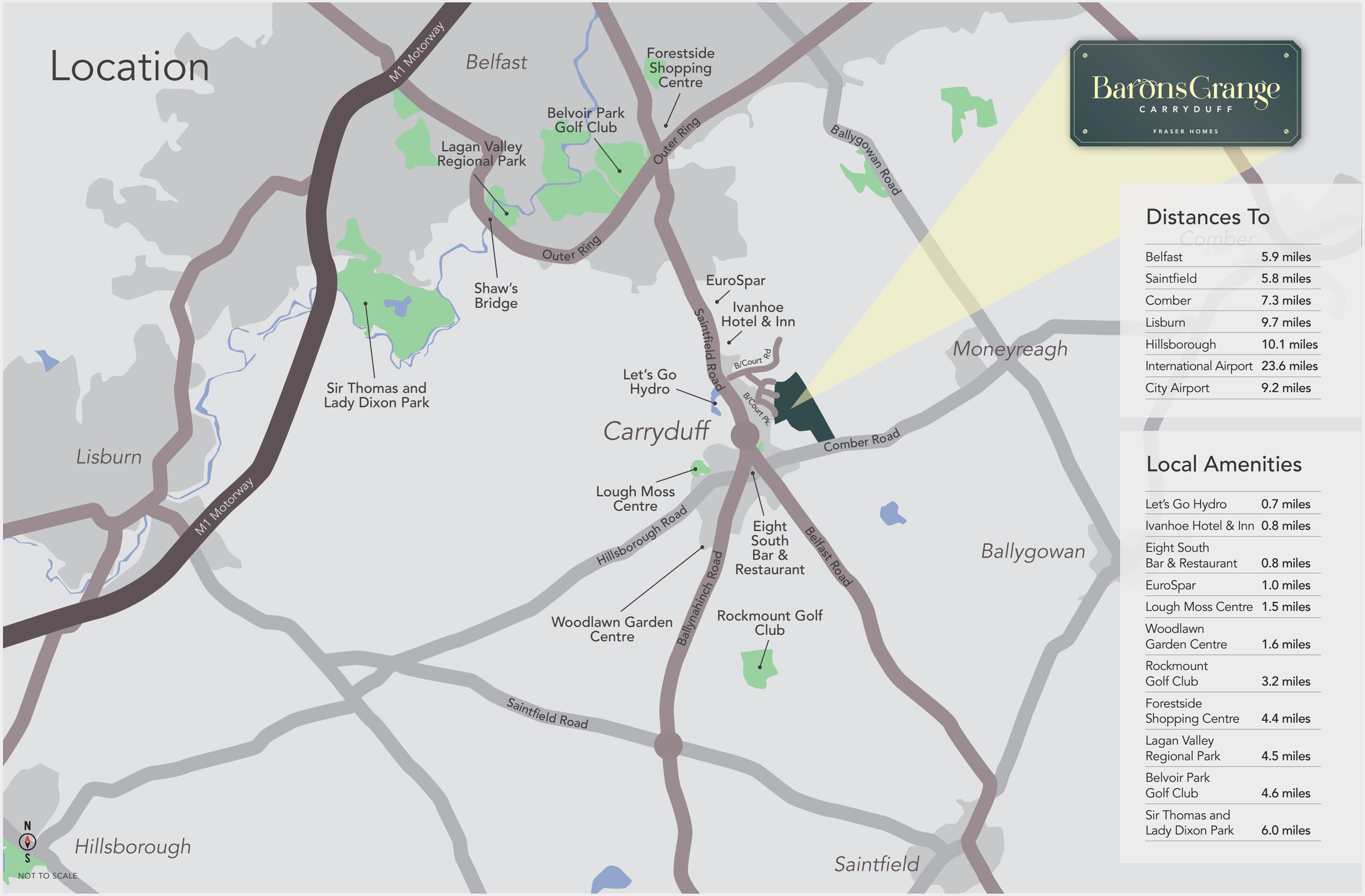
Coppi Restaurant, Belfast

Carryduff is just 6 miles south of Belfast city centre and is perfectly situated for commuting to Belfast. With the M1 at Lisburn just 8 miles away Carryduff also has easy access to the motorway network.

Excellent transport links also include a regular bus service within walking distance of the development and the Cairnshill Park and Ride which is just two miles along the Saintfield Road towards Belfast.

Carryduff also offers a range of creches, nursery schools and two primary schools. The town also offers numerous school bus links to grammar and secondary schools.

Location



BaronsGrange
CARRYDUFF
FRASER HOMES

Distances To

Belfast	5.9 miles
Saintfield	5.8 miles
Comber	7.3 miles
Lisburn	9.7 miles
Hillsborough	10.1 miles
International Airport	23.6 miles
City Airport	9.2 miles

Local Amenities

Let's Go Hydro	0.7 miles
Ivanhoe Hotel & Inn	0.8 miles
Eight South Bar & Restaurant	0.8 miles
EuroSpar	1.0 miles
Lough Moss Centre	1.5 miles
Woodlawn Garden Centre	1.6 miles
Rockmount Golf Club	3.2 miles
Forestside Shopping Centre	4.4 miles
Lagan Valley Regional Park	4.5 miles
Belvoir Park Golf Club	4.6 miles
Sir Thomas and Lady Dixon Park	6.0 miles

Computer Visual

Development

The ideal environment for you to get to know your neighbours and develop a sense of community

Specification

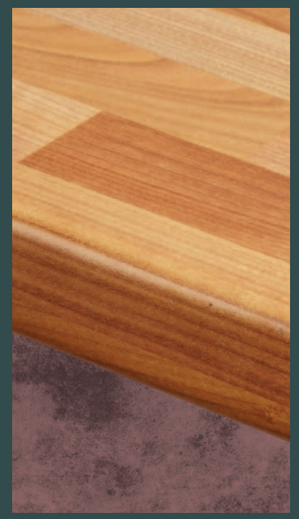
Making your new house a home

Once you have decided on your house type you can then get started personalising it to suit your own taste. Follow our straight forward process that will allow you to enjoy your new home, the way you like it.

STEP ONE

Kitchens

Choose from a range of kitchen colours, handles and worktops.



STEP TWO

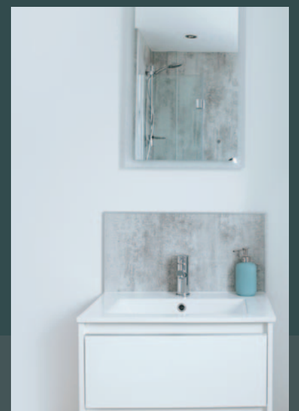
Floor Coverings

Pick from a range of floor and wall tile colours, and complimenting carpet colour options.

STEP THREE

Sanitary Ware

Choose from our range of classic or contemporary sink and bath tap-sets.



An energy efficient home

Fraser Homes have taken great care in providing incredibly efficient and airtight homes. Our customers benefit from lower fuel bills due to reduced heat loss.

GENERAL
- A quality timber frame offers exceptional performance through a highly airtight design, in turn lowering energy bills to our customers
- Homes are constructed to the very latest SAP regulations with high insulation to walls, roof space and floors
- Estimated EPC: Category B
- Grey uPVC double-glazed windows
- Front door - Apeer highly rated composite door
- Sliding patio doors in kitchen / family room as per plan
- Airtricity natural gas central heating with zoned heating and a highly energy efficient gas boiler
- NIE/Gas connection paid
- Improved air quality through ECO dMEV continuous mechanical ventilation system

ELECTRICS
- The latest edition regulations with a comprehensive range of electrical, TV & phone points USB charging port socket in lounge, kitchen and master bedroom

KITCHENS
- Fully fitted kitchen with choice of high quality doors, handles and worktops. Appliances to include; electric hob, electric oven, fridge / freezer, dishwasher, washer/dryer (where utility room not applicable) and extractor hood

BATHROOMS
- White sanitary ware through nominated supplier
- Shower over bath with shower screen or separate bath and shower cubicle depending on house type
- Shower walling or tiles in shower areas or above bath
- Splash back tiling to washhand basins
- Pressurised domestic hot water system
- Chrome towel radiators in bathroom, ensuite and cloakroom

FLOORING
- Choice of tiled floors in the entrance hall, cloakroom, kitchen, bathroom and ensuite (where applicable)
- Choice of carpets for bedrooms and living room

PAINTED THROUGHOUT
- Six inch skirtings and 3 inch architraves (approx.)
- All skirting, architraves and balustrades painted with oak handrails and newel posts
- All internal walls and ceilings painted
- High quality solid panelled doors painted
- Chrome door furniture

CONNECTING YOU TO THE WORLD OUTSIDE
- Sky digital satellite
- Virgin Media
- Pre-wired for BT Openreach
- TV points in the kitchen, lounge and master bedroom
- Excellent range of light and double socket points
- PowerNI supply
- Internet connection points
- Telephone connection points

OUTSIDE
- Front and rear gardens will be sown out
- Front and rear lighting
- Outside water tap fitted
- Paths in brick paviour
- Tarmac driveway
- Six foot high fencing or boundary planting along the rear and side boundaries (where applicable)
- UPVC soffits and facia boards

A SAFE HOME
- Security alarm system fitted
- Mains powered smoke alarm
- Mains powered carbon monoxide (gas) alarms
- NHBC 10 year Buildmark Warranty Cover

NHBC
Raising Standards. Protecting Homeowners

Images taken from previous Fraser Show Homes and illustrate the standard of finish at BaronsGrange. Please note that house style exterior finishes regarding brick and render may change.

FRASER HOMES

With more than 50 years experience of building homes across Northern Ireland, the Fraser Homes reputation is built on a solid foundation.

Our understanding of what home buyers are looking for combined with our dedication to building high quality developments allows us to create exceptional homes.

We aim to build homes that suit your lifestyle as well as providing a space that you can enjoy calling home. We're committed to making every single home the very best it can be, providing peace of mind for the future.

Customer Testimonials

"We find our apartment is very warm. In the cooler weather we run the heating for half an hour in the morning, and maybe another half an hour in the afternoon if it is a particularly cold day. We have a three bedroom apartment which is 1,275 sq ft and we spend £21 a month on gas. This is for both our heating and our hob. We've been living in our apartment for seven years now and we would highly recommend purchasing a home in a Fraser Homes development. Our home really is top quality."

A Sandown Manor Resident

"We rarely have the heating turned on for more than 1 hour per day in autumn and 2 hours a day in the winter as the house heats extremely quickly and retains heat unbelievably well. We never need to turn the heating on in spring or summer as the warmth / heat retention is so good that the house is rarely cold. Our monthly gas bill for our heating, cooking and gas fire is only £35. This is our second Fraser home and we would highly recommend to anyone as the overall experience and value for more and quality of these beautiful homes is exceptional."

A Lough Moss Mews Resident

BaronsGrange - Computer Visual - Type C3

BaronsGrange - Computer Visual - Type E3

The Steadings, Newtownards

Grey Castle Manor, East Belfast

The details enclosed do not constitute any part of an offer or contract. None of the statements contained in this sales brochure are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness. Neither the vendor, the selling agents, or any person employed in the companies has any authority to make or give any representation or warranty whatsoever in relation to these properties. All dimensions are approximate and 3D computer generated images are for illustration purposes only, both of which may be subject to change.

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FRASER HOMES

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