

Kelly's Yard



Thorndale Park South, Carryduff

Located in Carryduff only five miles from Belfast city centre, yet in a private area, these two exclusive homes have the best of both worlds. Each home has its own entrance, one from Thorndale Park South and one from Hawthorn Manor providing additional privacy for each house.



Key Features

Construction

- The homes are of timber frame construction with high insulation values

Features

- Turn-key development
- White uPVC double glazing
- Phoenix Natural Gas central heating
- Central extraction system
- Burglar and smoke alarms fitted
- Digital satellite and decoder
- Excellent range of TV, light and socket points
- Carpets
- Sanitary ware - PC sum through nominated suppliers
- Kitchen - PC sum through nominated suppliers

Internal Joinery

- Timber doors with chrome furniture
- Moulded skirtings and architraves
- Painted internally

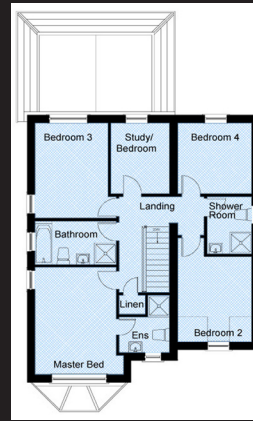
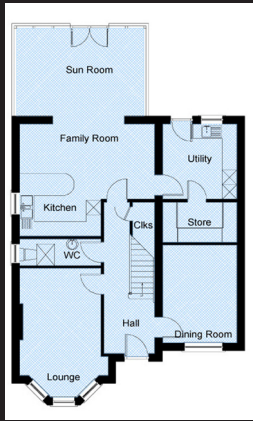
Outside

- Gardens will be sown out as per detailed plan
- External lighting to front and rear
- Outside water tap fitted (where applicable)
- Communal areas will be finished and landscaped to high standard
- Brickset driveway



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Dimensions



Total Square Footage c. 2,100

Ground Floor

| | |
|-----------------------|---------------|
| Lounge | 3.35m x 4.42m |
| Dining Room | 3.04m x 4.03m |
| Kitchen / Family Room | 5.54m x 5.14m |
| Sun Room | 5.23m x 3.63m |
| Utility Room | 3.04m x 3.09m |
| W/C | 1.10m x 3.35m |
| Store | 3.04m x 1.68m |

First Floor

| | |
|-------------------|---------------|
| Master Bedroom | 3.34m x 4.42m |
| Ensuite | 2.08m x 1.47m |
| Bedroom 2 | 3.04m x 3.51m |
| Shower Room | 1.84m x 2.37m |
| Bedroom 3 | 2.99m x 3.93m |
| Bedroom 4 | 3.04m x 2.92m |
| Bathroom | 3.34m x 1.80m |
| Study / Bedroom 5 | 2.43m x 2.92m |

Plot Position



Location

Directions from the Carryduff roundabout:

- Exit the roundabout onto the Ballynahinch Road (A24), towards Ballynahinch.
- At the traffic lights, turn right onto the Hillsborough Road (B178) towards Lisburn.
- Take the first left onto Thorndale Park South.
- Drive straight ahead to the end of the lane.

Further Information

For further information, please telephone our sales office or the UPS Forestside branch:

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Fraser Homes is a Grade A1 listed builder with the NHBC and builds according to the high standards of the NI Building Control Regulations.