COLIN GRAHAM RESIDENTIAL

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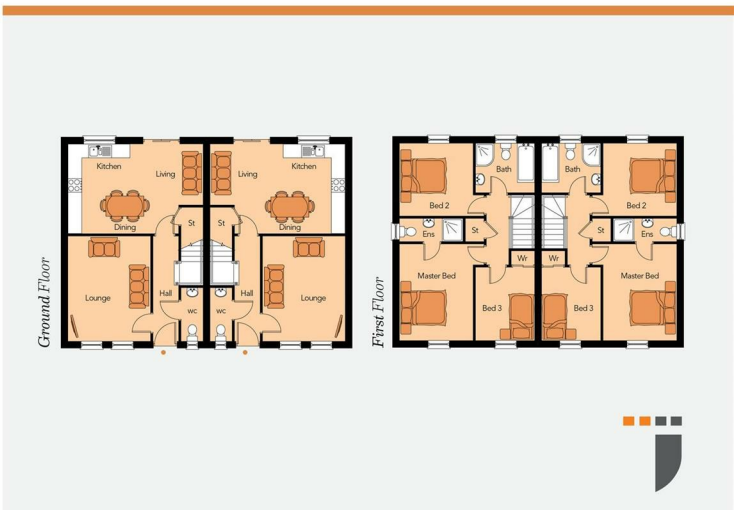
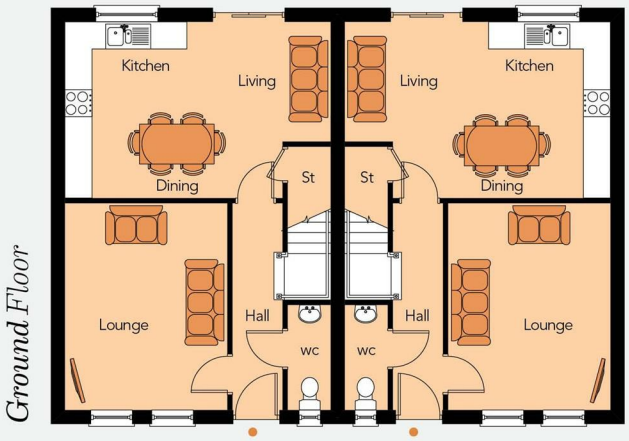
Site 29, The Fairholt At Springwater, Jubilee Road, Ballyclare, BT39 9JD

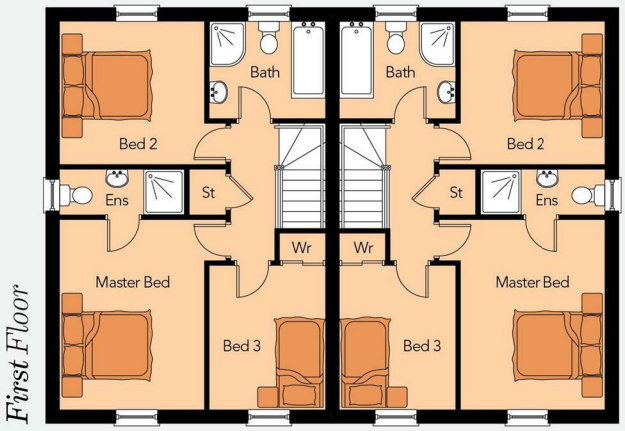
Offers Over £247,950

EPC Rating



The Fairholt At Springwater, Ballyclare, BT39 9JD





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

FURNISHED CLOAKROOM

LOUNGE 14'11" x 11'10"

KITCHEN THROUGH DINING ROOM OPEN TO LIVING AREA 19'4" x 12'10"

FIRST FLOOR

LANDING

PRINCIPAL BEDROOM 13'9" x 12'1"

EN SUITE SHOWER ROOM 9'1" x 3'2"

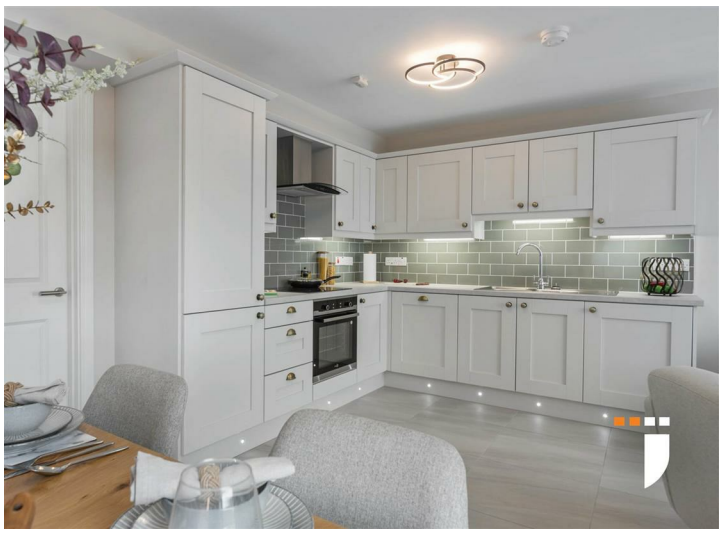
BEDROOM 2 12'1" x 10'4" (wps)

BEDROOM 3 10'5" x 8'5"

BATHROOM 8'5" x 7'0"

SPECIFICATION

GENERAL FEATURES



– Gas high efficiency boiler with thermostatically controlled radiators

– White four panel doors with chrome handles

– Extensive electrical specification to include pre-wire for BT and Sky+ and with Ultrafast broadband speeds of up to 1000 Mps available

– Internal walls, ceilings and woodwork painted in neutral colours

– Entrance hall, kitchen and dining area floors tiled

– Carpets to lounge and bedrooms

– Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand, with this wifi ready RF thermostat (electronic sensors that communicate by radio signals to the the boiler to provide the ideal room temperature) and it's free app, making it possible to add multiple users, boost, change schedules activate holiday mode and more

– x1 USB double socket in kitchen and all bedrooms

– Ethernet port in smaller bedroom

– Mains supply smoke, heat and carbon monoxide detectors

– uPVC double glazed windows

– 2 year defects liability period by Hagan Homes

– 10 year NHBC structural warranty

KITCHEN

– A choice of quality kitchen doors, worktop colours and handles

– Contemporary underlighting to kitchen units

– Floor level mood lighting

– Ceramic floor & partial wall tiling from superior range

– Appliances to include electric oven, hob and stainless steel and glass extractor hood

– Plumbed for washing machine and dishwasher where applicable. Space for tumble dryer where applicable.

– Integrated fridge / freezer

BATHROOM, ENSUITE & WC

– Contemporary white sanitary ware

– Thermostatically controlled bath / shower mixer and screen

– Soft close toilet seat and cover

– Clicker waste system in wash hand basin

– Ceramic floor and partial wall tiling fitted from a superior range

– Chrome heated towel rail

– Ensuite with thermostatically controlled shower mixer and screen

– Separate shower enclosure (where applicable)

EXTERNAL FEATURES

– External lighting to front and rear doors

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...WE SELL HOUSES

– Rear gardens to be grassed

– Decorative flagged path around dwellings with bitmac parking area (where applicable)

– Outside water tap

– Extensive landscaping across entire development

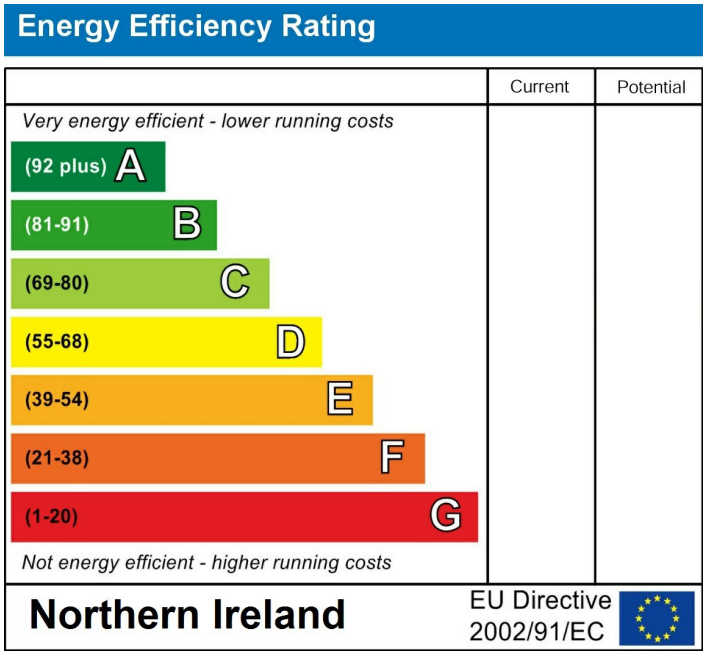
– All communal areas and amenity areas are to be maintained by a management company - Management fee to be confirmed

CGR FINANCIAL
...WE DO MORTGAGES

The Fairholt Brick at Springwater, Ballyclare, is a stylish three-bedroom semi-detached home, offering 1,087 sq ft of well-designed living space.

The ground floor features a spacious lounge, an open-plan kitchen, dining, and living area, and a convenient WC, creating a functional and inviting space for modern living. Upstairs, the master bedroom benefits from an ensuite, while two additional bedrooms and a family bathroom provide comfortable accommodation.

With its contemporary layout and classic brick exterior, the Fairholt Brick combines elegance and practicality, making it an ideal choice for families and professionals alike.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Awards
Belfast Telegraph PROPERTY AWARDS 2018
Belfast Telegraph PROPERTY AWARDS 2019
Shortlisted The Negotiator Awards 2018
Shortlisted The Negotiator Awards 2019
THE INVESTORS IN PEOPLE AWARDS 2019 Finalist
The Negotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD

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