COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

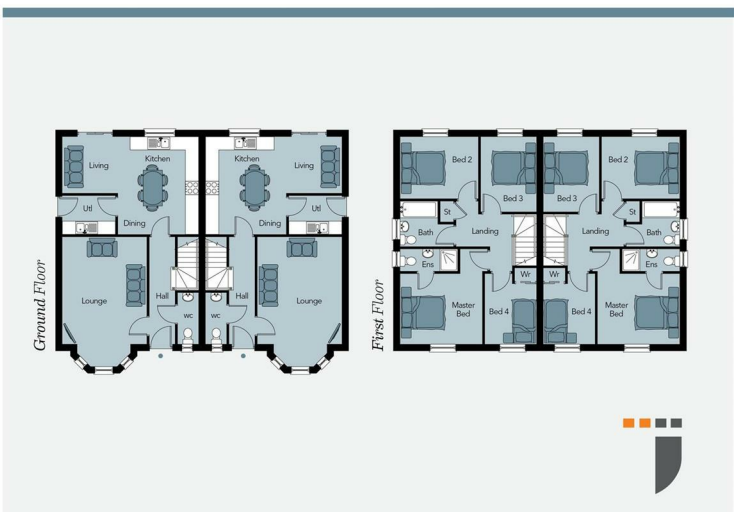
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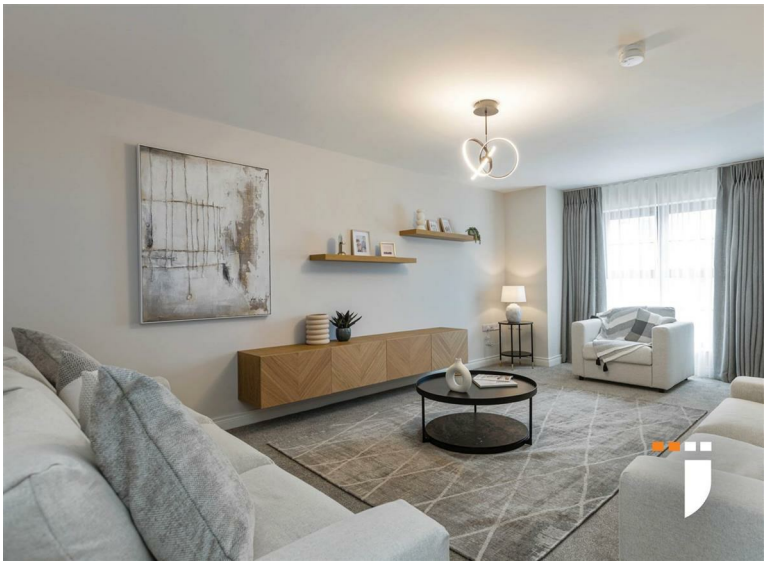


Site 23, The Edgeley (Brick) At Springwater, Jubilee Road, Ballyclare, BT39 9JD

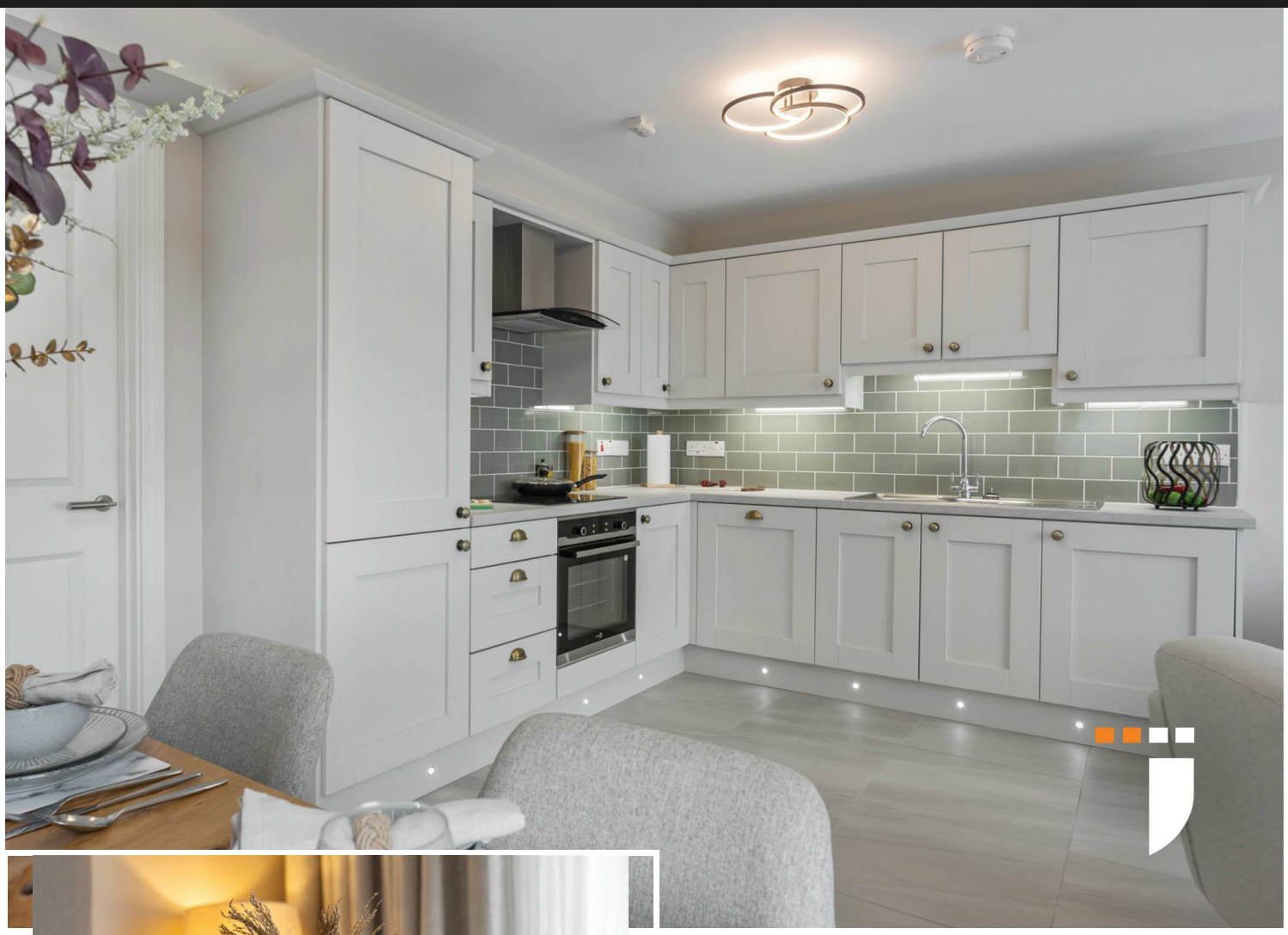
Asking Price £273,920

EPC Rating





The Edgeley (Brick) At Springwater, Ballyclare, BT39 9JD





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

FURNISHED CLOAKROOM

LOUNGE 19'3" x 12'6" (into bay)

KITCHEN THROUGH LIVING / DINING ROOM 20'2" x 14'6" (wps)

UTILITY ROOM 7'10" x 5'9"

FIRST FLOOR

LANDING

PRINCIPAL BEDROOM 14'0" x 12'2" (wps)

EN SUITE SHOWER ROOM 8'5" x 3'2"

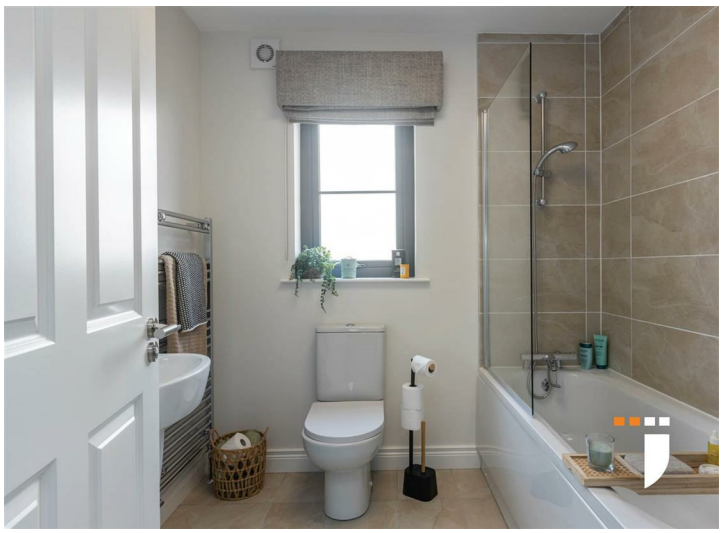
BEDROOM 2 11'7" x 9'2"

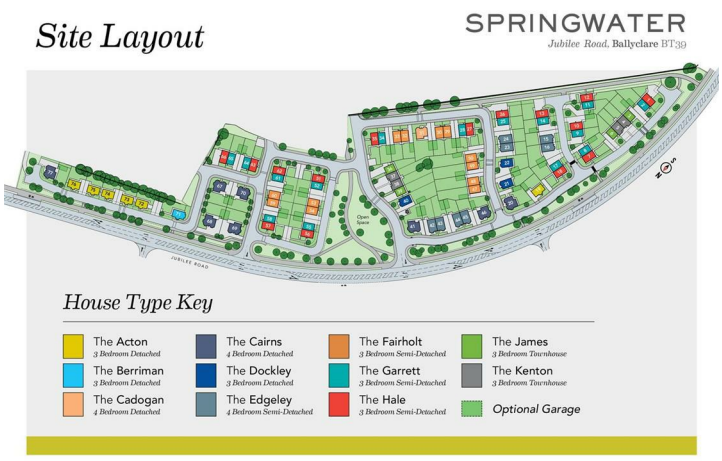
BEDROOM 3 11'2" x 8'3"

BEDROOM 4 10'5" x 7'8" (wps)

BATHROOM 7'11 x 6'9 (wps)

SPECIFICATION





COLIN GRAHAM RESIDENTIAL

...WE SELL HOUSES

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

– Integrated washing machine and dishwasher (units with utility rooms will be plumbed for the appliances only). 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

CGR FINANCIAL
...WE DO MORTGAGES

– External lighting to front and rear doors

– Rear gardens to be grassed

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

– Outside water tap

– Extensive landscaping across entire development

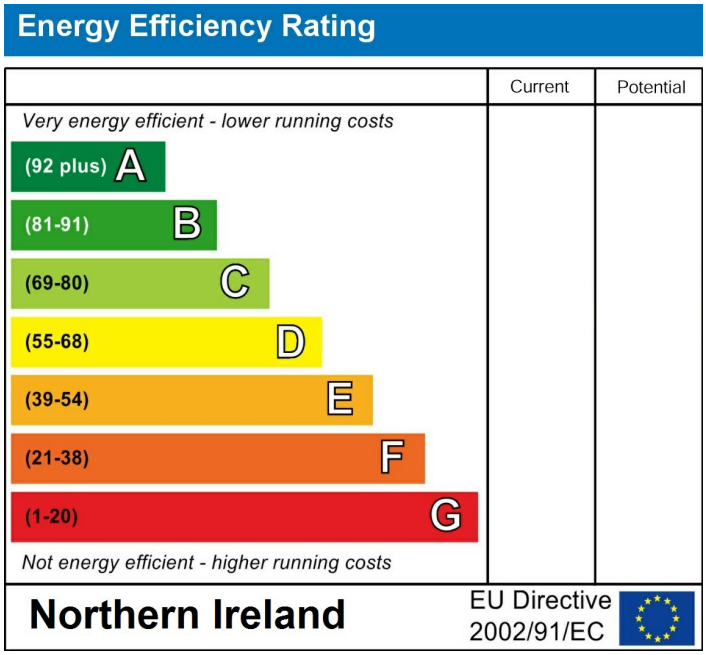
– All communal areas and amenity areas are to be maintained by a management company - Management fee to be confirmed

The Edgeley at Springwater, Ballyclare, is a stylish and spacious four-bedroom semi-detached home, thoughtfully designed to offer modern family living across two well-appointed floors with 1,266 sq ft of living space.

The ground floor boasts two bay-windowed reception rooms, an open-plan kitchen and dining area, and a separate utility room for added practicality. Upstairs, the master bedroom features an ensuite, while three additional bedrooms and a family bathroom provide generous accommodation.

With its classic red-brick exterior and contemporary layout, the Edgeley is the perfect blend of traditional charm and modern comfort.





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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