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# Site 1 Adjacent to 26 Springvale Road, Ballyclare, BT39 9JW

- New Build Detached Home (c.3,000 Sq Ft)
- Five Bedrooms; Principal With En Suite & Dressing Room
- Lounge With Wood Burning Stove
- Open Plan Kitchen / Living / Dining
- Family Bathroom & Separate Shower Room
- Oil Heating; PVC Double Glazing
- Private Driveway; Optional Garage (POA)
- Gardens Top Soiled & Seeded
- Full Turnkey Specification
- Convenient Location; Rural Aspect

Offers Over £565,000

EPC Rating





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## PROPERTY DESCRIPTION

### ADDITIONAL SPECIFICATION

Traditional block build, insulated cavity wall construction with smooth K-Rend finish.
External secure multi locking door-sets to front and rear entrances.
Anthracite PVC double glazed windows.
Internal panelled doors painted satin white finish with contemporary styled handle.
Ceilings painted white and internal walls to be painted with a neutral colour throughout.
Choice of splash back wall and floor tiling to hall, kitchen, utility room, bathroom, shower room and en suite.
Choice of carpet or wood laminate floor covering elsewhere.
Profiled high skirting and architraves with painted finish.
Energy efficient, recessed down lighting in kitchen/dining and bathroom.
Energy efficient pendant lights to all the other rooms.
Ample power sockets throughout, with TV points to living rooms and bedrooms.
Smoke, heat and carbon monoxide detectors to comply with building control regulations.
Telephone/internet point.
5KW wood burning stove to lounge/family room.
Individual septic tank.
Estate railing to driveway area, with 6ft timber panelled fence to rear garden.

### PLEASE NOTE:

CGIs and images are for illustrative purposes only. Additional options/extras



may be considered but they can only be incorporated into the property if a binding contract is in existence between all parties at the requisite stage of construction. This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, these contents do not form part of or constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.











***One (of only two), impressive, detached, five bedroom, new build, family homes, each extending to c.3,000 sq ft, occupying prime sites off the Springvale Road, Ballyclare.***

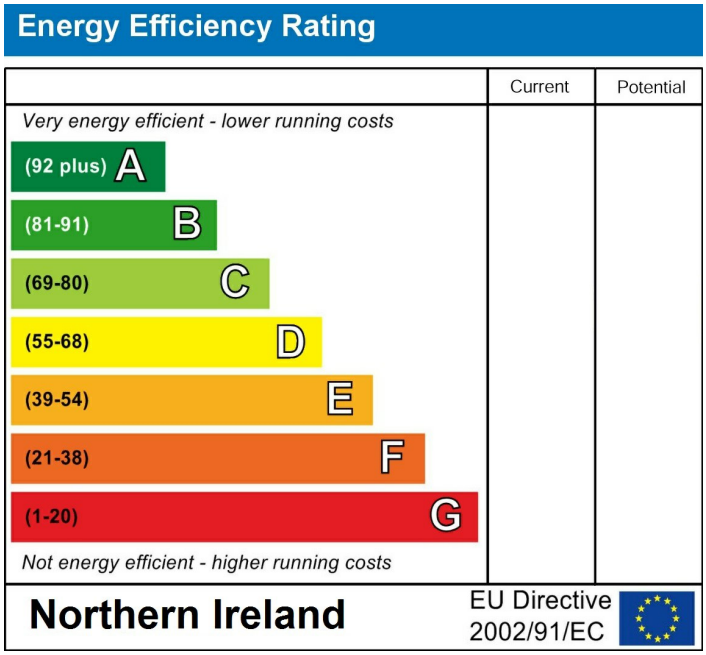
***The properties will be finished to a generous turnkey specification, with accommodation comprising entrance hall, lounge with wood burning stove, large open plan kitchen through living / dining room, utility room, five well-proportioned bedrooms, to include principal bedroom with walk in dressing room and en suite shower room, family bathroom, and separate first floor shower room.***

***Externally, the properties enjoys a generous sized private driveway (finished in tarmac), optional single or double garage (POA), and gardens top soiled and seeded.***

***Other attributes include oil fired central heating (high efficiency pressurised system), PVC double glazing, convenient location, and walking distance to Ballyclare Golf Club.***

***Early viewing highly recommended to avoid disappointment.***




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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