COLIN GRAHAM RESIDENTIAL

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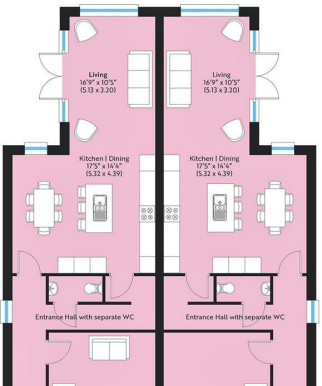


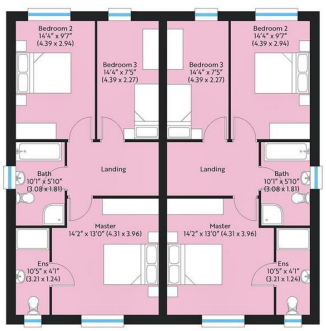
Site 4, 58 Ballymena Road, Cullybackey, Ballymena, BT42 1DT

- New Build Semi Detached Villa (c.1,500 Sq Ft)
- Lounge; Separate Sun Lounge
- Deluxe Bathroom With Four Piece Suite
- Furnished Cloakroom
- Generous Sized Rear Garden
- Three Bedrooms; Principal With En Suite
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Private Driveway Finished In Bitmac
- Turn Key Specification

Offers Over £199,950

EPC Rating







CRAWFORD
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FINANCIAL

William Fullerton, mortgage advisor with Crawford Mulholland Financial, found at Colin Graham Residential.

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COLIN GRAHAM RESIDENTIAL

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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising wash hand basin and WC. Ceramic floor tile and partial wall tiling.

LOUNGE 16'9" x 13'0" (into bay)

KITCHEN WITH INFORMAL DINING AREA 17'5" x 14'4"

Choice of quality kitchen doors, worktop colours and handles. Appliances to include electric oven, hob with stainless steel extractor hood, integrated fridge freezer, integrated washing machine and integrated dishwasher. Contemporary under lighting to kitchen units and floor level mood lighting. Ceramic floor and partial wall tiling from a superior range. Open into:

SUN LOUNGE 16'9" x 10'5"

PVC double glazed French patio doors leading to rear garden.

FIRST FLOOR

LANDING

PRINCIPAL BEDROOM 14'1" x 12'11"

EN SUITE SHOWER ROOM 10'6" x 4'0"

Contemporary, white three piece suite comprising shower enclosure, wash hand basin and WC. Ceramic floor tile and partial wall tiling.

BEDROOM 2 14'4" x 9'7"



BEDROOM 3 14'4" x 7'5"

DELUXE BATHROOM 10'1" x 61'8"

Contemporary, white four piece suite comprising panelled bath, separate shower enclosure, wash hand basin and WC. Ceramic floor tile and partial wall tiling.

EXTERNAL

Private driveway finished in bitmac.
Front and back gardens to be grassed (where applicable).
External lighting to front and rear door.
Outside water tap.
Landscaped common areas.

SPECIFICATION

Gas high-efficiency boiler with thermostatically controlled radiators.
Internal doors: pre-finished oak with chrome handles.
Extensive electrical specification to include prewire for BT and Sky+.
Internal walls, ceilings and woodwork painted in neutral colours.
Carpeted throughout.
Mains supply smoke, heat and carbon monoxide detectors.
uPVC windows.
10-year structural warranty.



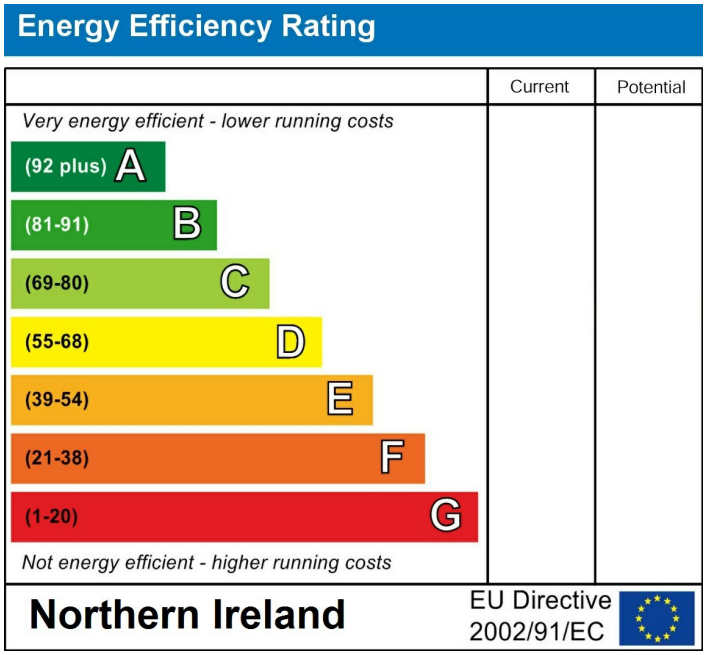
PLEASE NOTE:

CGI's 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 four, impressive, new build semi detached villas, each extending to c.1,500 sq ft with generous sized rear garden, conveniently located off the Ballymena Road, Cullybackey, Ballymena. The property comprises entrance hall, furnished cloakroom, lounge with box bay window, kitchen with informal dining area open to sun lounge, three well proportioned first floor bedrooms, to include principal bedroom with en suite shower room, and family bathroom with four piece suite. Externally the property enjoys private driveway finished in bitmac, front garden finished in lawn, and generous sized rear garden finished in lawn and paved patio area. Other attributes include gas fired central heating (high efficiency pressurised system), PVC double glazing, and 10 year structural warranty. 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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