

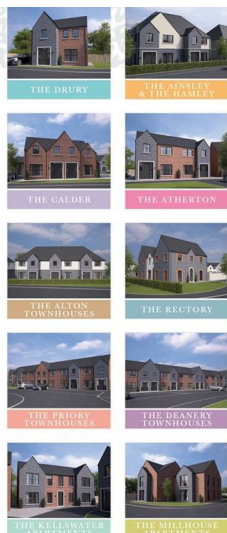
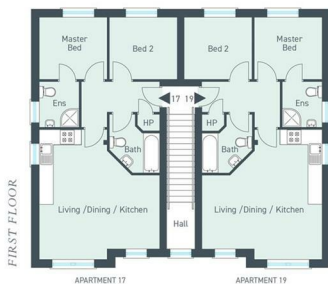
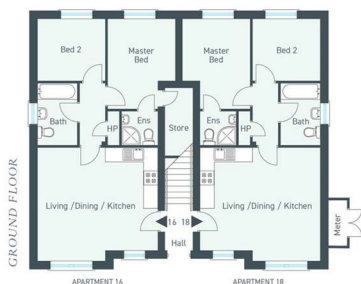


CGI shown for illustration purposes only

Site 17 Church Meadows

Kells, Ballymena, BT42

Asking Price £102,500



- not to scale -

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QUALITY SPECIFICATION

KITCHENS & UTILITY ROOMS

Contemporary kitchen with choice of units, door handles and worktops

Integrated appliances in houses to include electric hob, electric oven, extractor hood, fridge freezer and dishwasher

Integrated appliances in apartments to include electric hob, electric oven, extractor hood, fridge freezer and washer / dryer

Houses will be plumbed for washer / dryer (where applicable)

The Kellswater Apartments will feature an integrated dishwasher

Recessed energy efficient LED spotlights to ceilings in kitchen

Ceramic floor tiling to kitchen and dining areas (where applicable)

Tiled splashback to kitchen

BATHROOM, EN-SUITES & WCS

Contemporary white sanitary ware with chrome fittings

Recessed energy efficient LED spotlights to ceilings

Ceramic floor tiling

Multi board (choice of colours) finish around shower enclosures

Thermostatically controlled showers (where applicable)

Heated chrome towel radiator to bathroom and ensuite

Splashback tiling to bathroom and ensuite wash hand basins

INTERNAL FEATURES

High thermal insulation and energy efficiency rating
Stained oak handrail to stairs with white painted spindles (where applicable)

Primed interior doors with quality ironmongery

Bevelled skirting and architrave

Carpets and underlay to lounge, stairs, landing and bedrooms

Tiling to hall, kitchen and bathroom floors

Mains supply smoke, carbon monoxide and heat detectors

Comprehensive range of electrical sockets, switches, TV and telephone points

Wired for satellite TV (apartments only)

Gas fired central heating with high efficiency boiler

Focal point flueless stove available as optional extra (where applicable)

EXTERNAL FEATURES

Gravel driveway (tarmac available as optional extra)
10 year warranty

Front gardens turfed and rear gardens topsoiled (turfed rear garden available as an optional extra)

Rear gardens to have perimeter vertical timber fencing

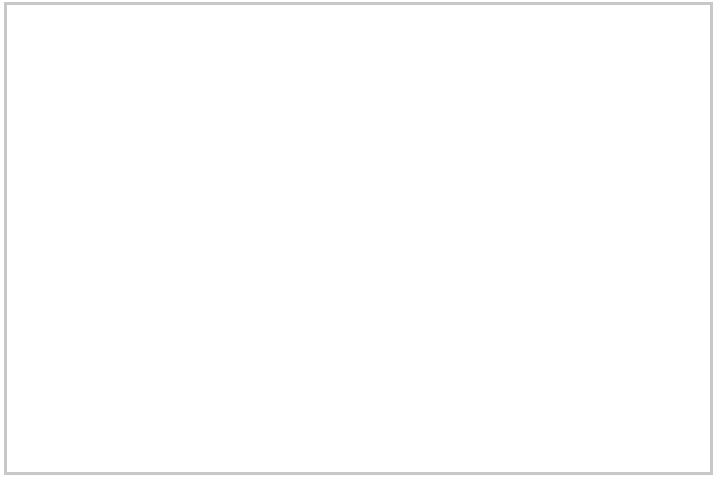
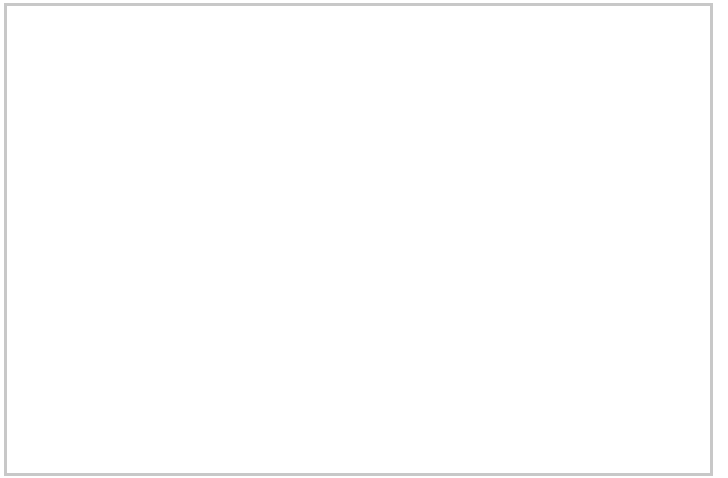
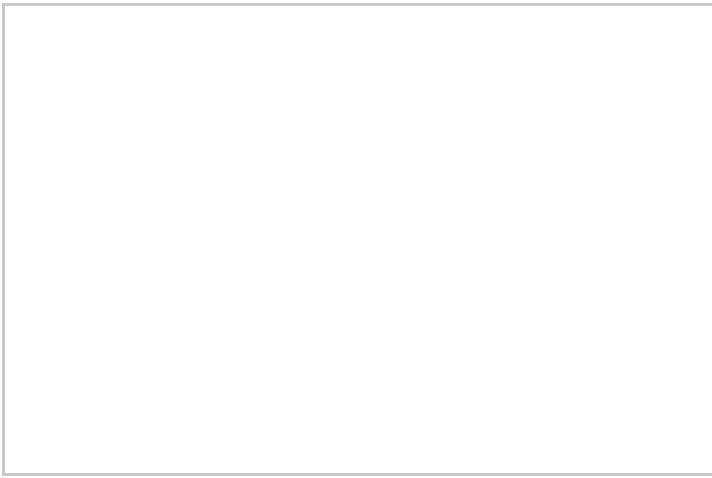
Double glazed high performance uPVC windows

GRP composite front door with 5 point locking system

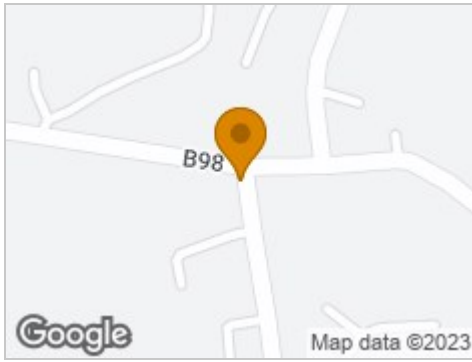
Garden room available as optional extra (where applicable)

Paved patio area to rear (where applicable)

Exterior light to rear door



Road Map



Hybrid Map



Terrain Map



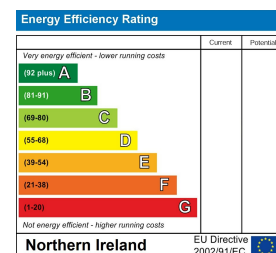
Floor Plan



Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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