



Front Elevation



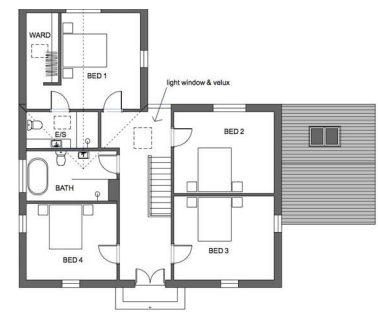
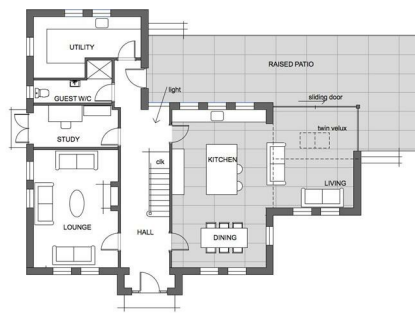
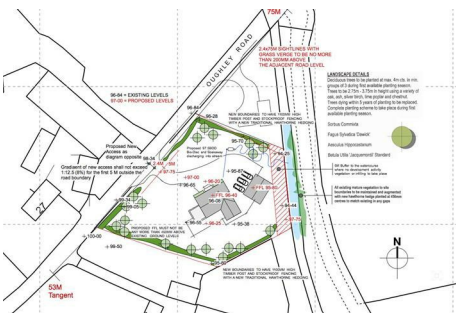
Proposed East Elevation



Proposed West Elevation



Proposed West Elevation



OPPOSITE 27 OUGHLEY ROAD

Saintfield Ballynahinch
BT24 7DA

- New build turnkey home

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Asking Price £695,000

Opposite 27 Oughley Road

Saintfield, Ballynahinch, BT24 7DA



Features

New detached family home
Traditional build with high energy efficiency

Internal fixtures

Internal trimming and doors with choice of painted skirting, architrave and ironmongery
Smooth plastered ceilings and walls painted in a neutral colour

Electrics

Energy efficient LED down lighting to selected areas.
Comprehensive range of

electrical sockets and switches.
Mains smoke, heat and carbon monoxide detectors, selection of strategically positioned energy efficient external lights.
Fitted intruder alarm system.

Heating plumbing

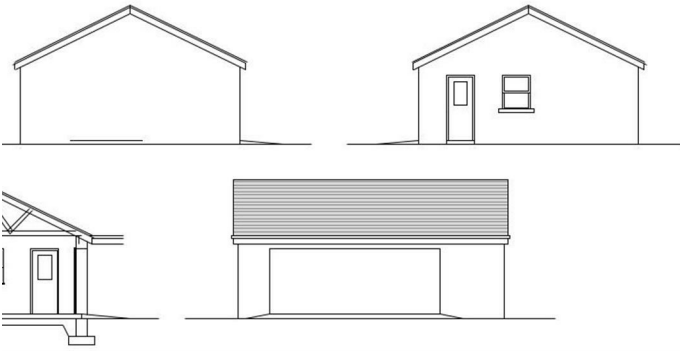
Pressurized hot and cold water system with oil fired central heating with Grant high efficiency condensing boiler
Under floor heating
Heatmiser thermostats throughout
Energy efficient liquid screen to suit underfloor heating

External fixtures

Traditional build high levels of insulation
Wired for electric gates
Painted rendered
Black woodgrain UPVC windows with modern composite front door
Outside lights front and rear
Garage
Decorative gravel driveway
Flagged path and patio area
Outside tap
Traditional flat at black roof tiles
Pvc guttering and black PVC down pipes



Directions



Floor Plan

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