



BALLYCREGAGH ROAD
CLOUGHMILLS



2 SUPERB DETACHED FAMILY HOMES



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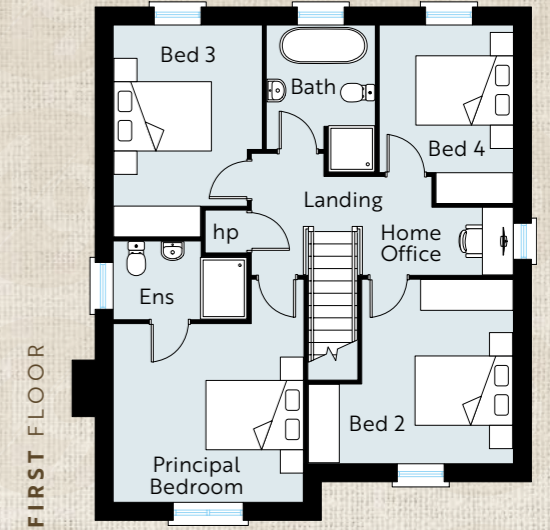
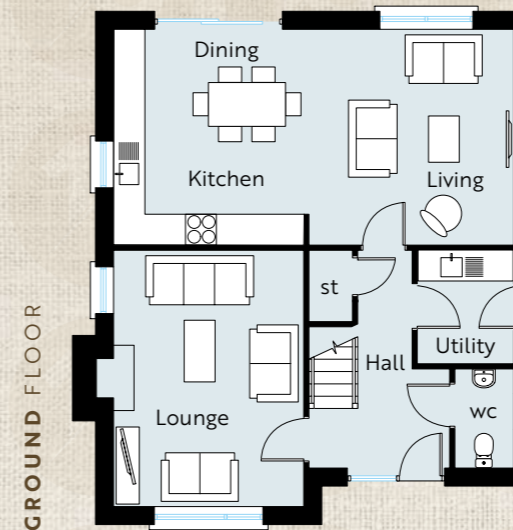
Site Plan and Location Map



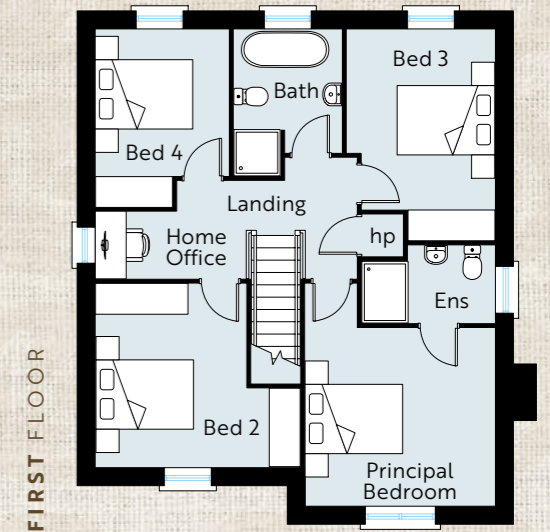
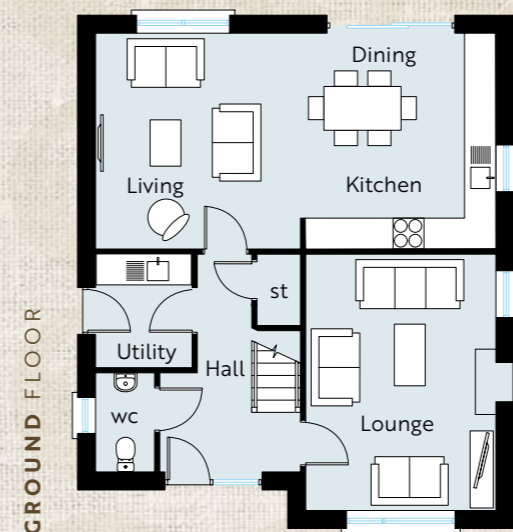
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4 BEDROOM DETACHED FAMILY HOMES
Total Floor Area: 1492 sq ft approx

No. 19 – Floor Plans



No. 19a – Floor Plans



GROUND FLOOR

Entrance Hall			
Lounge	ft 16'4" x 12'2"	m 4.99 x 3.70	
Kitchen Dining Living	ft 25'6" x 13'8"	m 7.79 x 4.20	
Utility	ft 7'3" x 6'2"	m 2.21 x 1.88	
WC	ft 6'3" x 3'8"	m 1.93 x 1.15	

FIRST FLOOR

Principal Bedroom	ft 12'2" x 11'4"	m 3.70 x 3.46
Ensuite	ft 8'6" x 4'10"	m 2.60 x 1.51
Bedroom 2	ft 13'1" x 11'8"	m 3.99 x 3.58
Bedroom 3	ft 13'5" x 9'5"	m 4.11 x 2.89
Bedroom 4	ft 11'4" x 8'6"	m 3.46 x 2.60
Home Office	ft 4'10" x 4'3"	m 1.50 x 1.30
Bathroom	ft 9'4" x 6'9"	m 2.86 x 2.10



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SPECIFICATION

KITCHENS & UTILITY ROOMS

- Contemporary kitchen with choice of luxury kitchen units featuring soft touch closing doors and drawers, door handles, worktops and upstands
- Integrated appliances in kitchen to include electric hob, electric oven, extractor hood, fridge freezer and dishwasher
- Freestanding washing machine and tumble dryer to utility room
- Under unit lighting
- Choice of floor tiling to kitchen, dining, living area and utility room
- Splashback plate to hob area

BATHROOMS, ENSUITES AND WCS

- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to kitchen/dining area, bathroom and ensuite
- Choice of floor tiling
- Choice of tiling to shower enclosure
- Thermostatically controlled showers
- Tiled splashback panel with wall mounted sinks
- Tiled splash back to bath
- Heated towel rail to bathroom and ensuite

INTERNAL FEATURES

- Painted handrail to stairs with painted spindles
- Interior painted finish to walls and ceilings
- Painted interior doors with quality doormongery
- Painted bevelled skirting and architrave
- Fitted slide robes to bedrooms 2, 3 and 4
- Choice of carpet with underlay to lounge, stairs, landing and bedrooms
- Choice of floor tiling to hall
- Mains supply smoke, carbon monoxide and heat detectors
- Comprehensive range of electrical sockets, switches, TV and telephone points including USB charging point in kitchen
- Wired for satellite TV
- Wired for security alarm
- Oil fired central heating with high energy efficiency boiler

EXTERNAL FEATURES

- Tarmac driveways and parking bays
- Front and rear gardens turfed
- Estate railing to front boundaries
- Rear gardens to have perimeter vertical timber fencing
- Outside water tap and wall mounted lighting
- PVC window frames finished in grey
- Seamless aluminium guttering and PVC downpipes
- GRP composite front door
- Painted smooth render
- 10 year NHBC warranty

Selling agents:



028 2565 7700
ulsterpropertysales.co.uk

L&B

028 2563 7733
lynnandbrewster.com

Developer:



dbbuildingcontracts.co.uk

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