



## SITE 7 HOUSES AT MONEYSLANE, Ballyronney BT32 5EY

- Three Excellent Bedrooms
- Master With En-suite Shower Room
- Lounge
- Kitchen / Dining
- Utility & W.C
- Oil Fired Central Heating
- PVC Double Glazing
- Excellent Opportunity
- Semi - Detached New Build

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

**Price Guide £195,000**

# Site 7 Houses At Moneyslane, 139 Dromara Road , Ballyroney, BT32 5EY



## SPECIFICATION

### INTERNAL

Internal walls & ceilings painted  
Skirting & architrave painted  
Mains operated smoke, heat & carbon monoxide detectors  
Oil fired central heating  
Wired for alarm

### EXTERNAL

Composite entrance door  
Cream UPVC double glazed windows or Timber / Aluminium  
Walls finished using 13mm sand/cement scratch coat of

plaster and finished in smooth ashlar style sand / cement render, painted off white  
Gardens finished in top soil

### KITCHEN & UTILITY

High quality units with choice of doors, worktops & handles.

### BATHROOM & EN-SUITE

Contemporary white sanitary with chrome fittings  
Thermostatically controlled shower

### FLOORING & TILING

Tiled shower enclosures

Floor tiling to kitchen / dining, WC & utility  
Splash back tiling to bath & wash hand basins  
Carpet to lounge, bedrooms, stairs & landing

### WARRANTY

NHBC 10 year warranty.



## Directions





# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

