



SITE 4 HOUSES AT MONEYSLANE, Ballyroney BT32 5AR

- 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) A			
(81-91) B		84	84
(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	

Price Guide £195,000

Site 4 Houses At Moneyslane, McBrides Close , Ballyronney, BT32 5AR



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
Integrated appliances to include oven, hob, extractor, fridge / freezer, dishwasher, washing machine & tumble dryer

BATHROOM & EN-SUITE

Contemporary white sanitary with chrome fittings

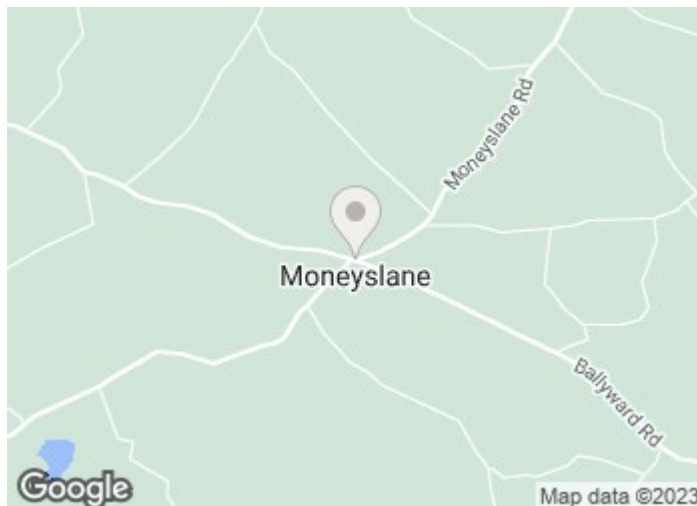
Thermostatically controlled shower

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

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