

Housetype D: 1158 Sq Ft.

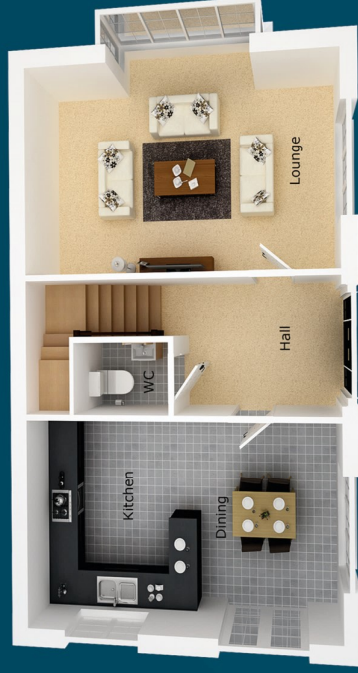


Ground Floor:

Entrance Hall
Lounge
18'8" x 13'7" Max
Kitchen/Dining
18'8" x 11'3"
Cloakroom
6'0" x 3'10"

First Floor:

Master Bedroom
13'9" x 11'4"
En Suite
5'9" x 4'8"
Dressing
5'3" x 4'8"
Bedroom Two
11'4" x 9'5"
Bedroom Three
11'4" x 8'11"
Bathroom
7'3" x 5'10"



Ground Floor



First Floor

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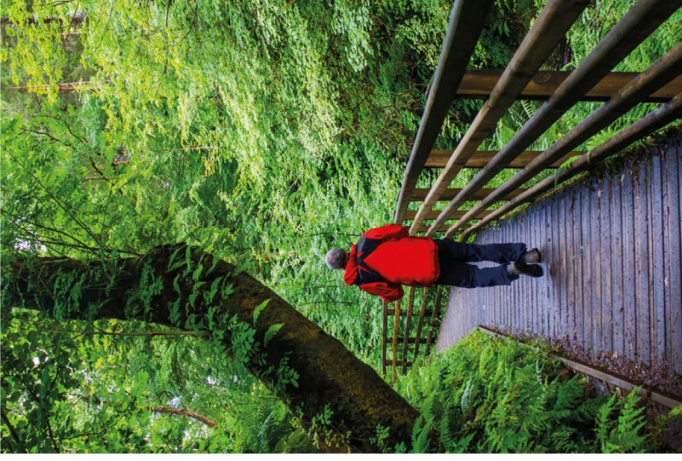
L&B

Armstrongs
Mortgage Services

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BAILLEY'S GATTE

B A L L Y M E N A



Modern & Convenient Living



An exclusive development of luxurious detached and semi-detached homes

Located just off the Antrim Road in Ballymena, the exclusive development at Bailey's Gate offers a collection of immaculate detached and semi-detached homes which are beautifully designed and characterised by stylish and modern interiors.

These new homes are within easy reach of Ballymena town centre and its array of independent boutiques, popular eateries, cafes, bistros, shopping centres and high street stores. Boasting the ideal balance between comfort, convenience and a little luxury with the renowned

Galgorm Resort & Spa only a short drive away. Ballymena's extensive rail and bus network is accessed directly from the town to many locations throughout the province. A comprehensive road and commuter network allow for easy access to the north, west and south to Belfast City Centre meaning these homes are perfectly placed for commuters.

It goes without saying that Bailey's Gate would be ideal for first time buyers and young families wishing to lay down roots in a modern and convenient location.



Specifications

General Features

- Internal walls, ceilings and woodwork painted in neutral colours.
- Comprehensive range of electrical sockets and light fittings.
- 4 panelled internal doors with modern quality door furniture.
- Moulded skirtings and architraves.
- Mains operated smoke, heat and carbon monoxide detectors.
- TV and telephone points to lounge, kitchen and master bedroom.
- Carpeted throughout.
- Decorative fire to be fitted.
- Gas fired central heating with thermostatically controlled radiators and energy efficient boiler.

Kitchens and Utility Rooms

- High quality units with a choice of doors, worktops and handles.
- Ceramic floor and partial wall tiling.
- Integrated appliances to include oven, electric hob, extractor hood, fridge freezer and dishwasher.

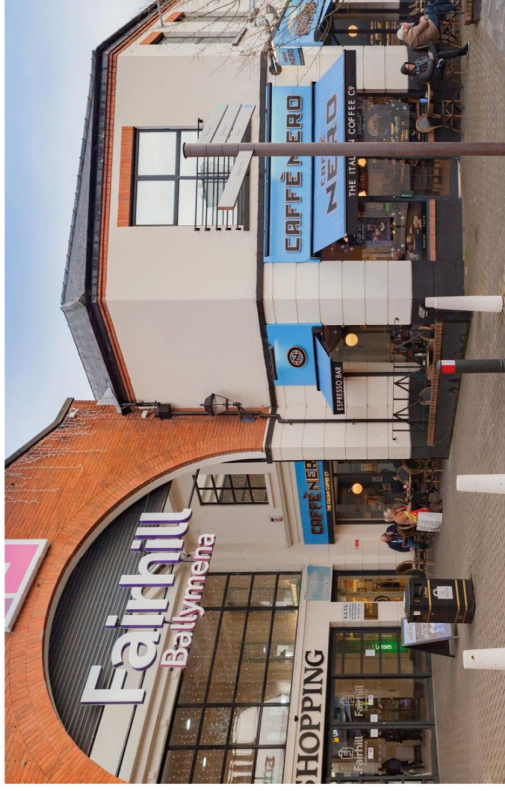
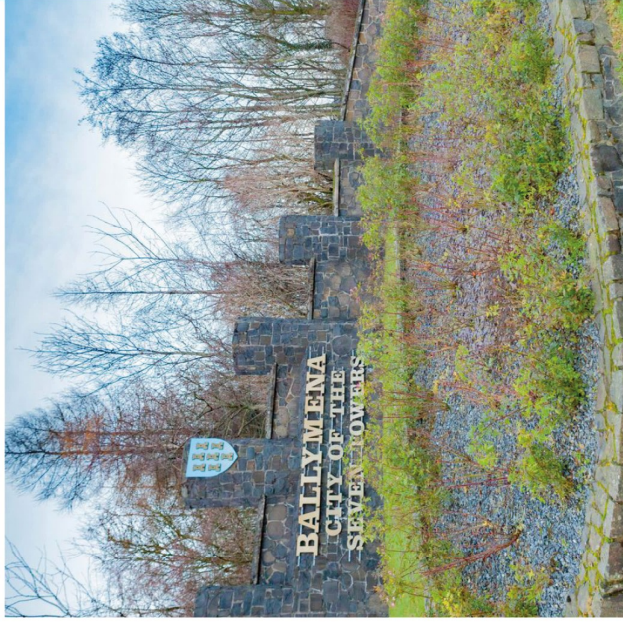
Bathrooms, Ensuites and WC

- Contemporary white sanitary ware with chrome fittings.
- Thermostatically controlled shower over bath.
- Floor and partial wall tiling to bathroom, en-suite and WC.

External Features

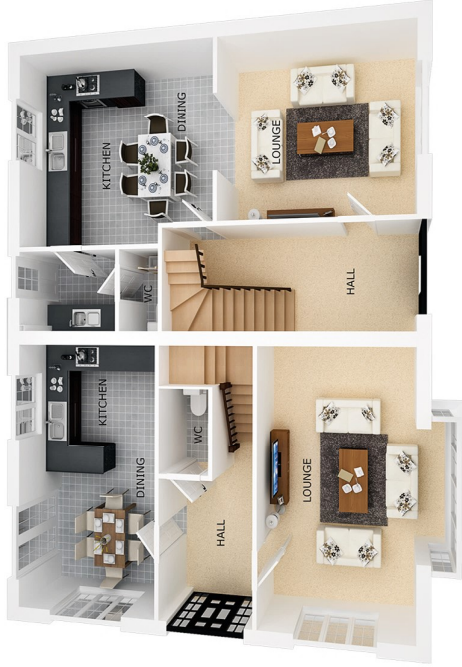
- External lighting to front and rear door.
- Paving to front and rear of dwelling.
- Decorative stones to all driveways.
- Gardens to be left soiled.

10 Year structural warranty.
2 Year defects liability period by Mills Homes.



Housetype A: 1158 Sq Ft.

- Ground Floor:**
 Entrance Hall
 Lounge
 18'8" x 13'7" Max
 Kitchen/Dining
 18'8" x 11'4"
 Cloakroom
 6'0" x 3'10"
- First Floor:**
 Master Bedroom
 13'9" x 11'4"
 En Suite
 5'9" x 4'8"
 Dressing
 5'3" x 4'8"
 Bedroom Two
 11'4" x 9'5"
 Bedroom Three
 11'4" x 8'11"
 Bathroom
 7'3" x 5'10"



Housetype A & B Floorplans



- Ground Floor:**
 Entrance Hall
 Lounge
 14'6" x 12'4"
 Kitchen
 15'10" x 13'9"
 Utility
 8'1" x 5'7"
 Cloakroom
 5'7" x 3'1"
- First Floor:**
 Master Bedroom
 13'6" x 11'7"
 En Suite
 7'5" x 5'10"
 Bedroom Two
 12'2" x 10'2"
 Bedroom Three
 12'2" x 9'2"
 Bathroom
 10'4" x 5'10"

Housetype B: 1197 Sq Ft.

Housetype C: 1029 Sq Ft.



Ground Floor

Entrance Hall
Lounge
14'7" x 10'10"
Kitchen
14'1" x 10'10"
Utility
7'10" x 6'6"
Cloakroom
5'11" x 2'11"



First Floor

Master Bedroom
14'5" x 10'2"
En suite
6'7" x 5'10"
Bedroom Two
9'11" x 9'7"
Bedroom Three
9'11" x 7'9"
Bathroom
8'1" x 5'7"