



PROPOSED FRONT ELEVATION -
housetype A



PROPOSED REAR ELEVATION -
housetype A

NEW BUILD DETACHED PROPERTY, STONEFYORD, LISBURN, BT28 3SR

- An Excellent New Build Detached Property
- Lounge With Wood Burning Stove
- Spacious Kitchen And Dining Area With Range Of Built In Units And Integrated Oven And Hob / Patio Doors To Rear Garden
- Three Bedrooms (One With Shower Room En Suite)
- Main Bathroom With White Suite
- Tarmac Driveway And Parking Space To Front
- Rear Garden And Paved Patio Area

PRICE: OFFERS IN THE REGION OF £150,000

VIEWING BY APPOINTMENT THROUGH AGENTS

PREDICTED ENERGY EFFICIENCY RATING B83

REF:MK22012IHG

- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors
- Impressive B83 Energy Efficiency Rating For Low Running Costs

ACCOMMODATION: Measurements are approximate

ENTRANCE HALL: PVC double glazed entrance door.

CLOAKROOM WITH LOW FLUSH SUITE: Close couple low flush wc. Wash hand basin.

LOUNGE: 4.50m (14'9") x 3.80m (12'6")

Wood burning stove.

SPACIOUS KITCHEN/DINING AREA: 5.80m (19'0") x 4.10m (13'5")

Excellent range of high and low level units and integrated oven and hob. Double glazed sliding patio doors leading to rear garden and patio area.

FIRST FLOOR

BEDROOM (1): 3.80m (12'6") x 3.20m (10'6")

SHOWER ROOM EN SUITE: Shower cubicle. Close couple low flush wc and wash hand basin.

BEDROOM (2): 3.20m (10'6") x 2.85m (9'4")

BEDROOM (3): 3.20m (10'6") x 2.85m (9'4") Measurements taken to widest points.

BATHROOM WITH WHITE SUITE: Panelled bath. Pedestal wash hand basin and close couple low flush wc.

OUTSIDE

Tarmac driveway and parking space to front. Rear garden. Paved patio area.

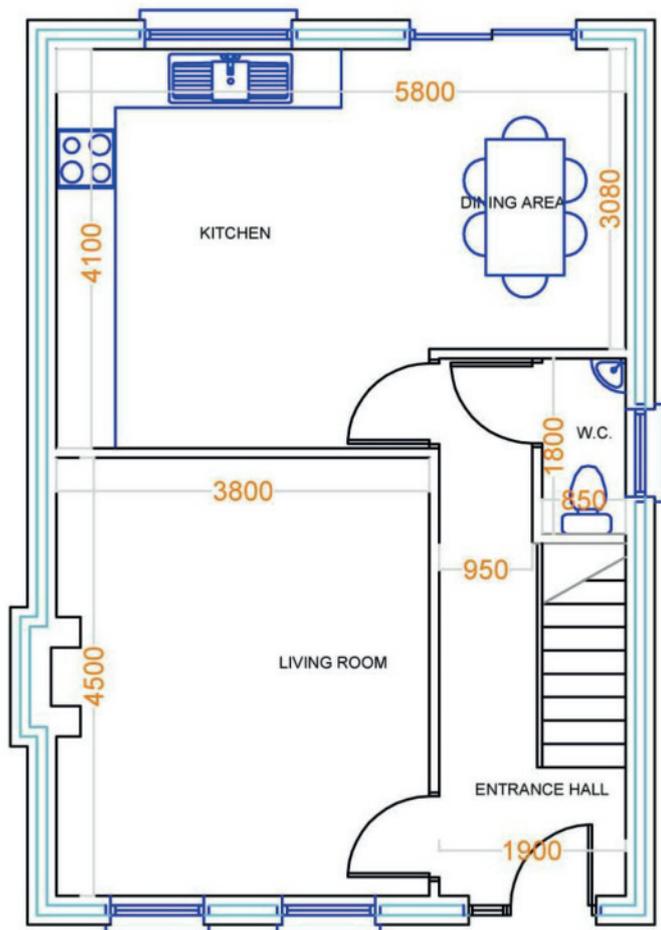
TENURE: The tenure for this property will be freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: RCV to be assessed

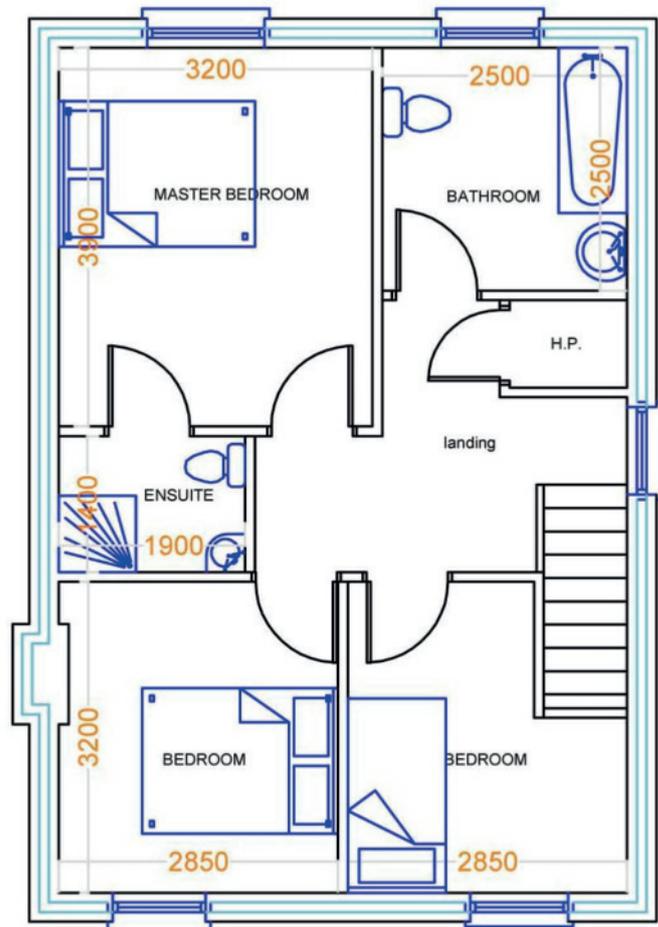
DIRECTIONS: Travelling through Stoneyford Village, the property is on the right.

Please note, the builder may make some changes to the specification and dimensions during construction, we recommend the purchaser checks with the builder to establish if any changes are to be made prior to exchange of contract. All drawings, artist impressions, floorplans and site plan are for guidance or illustration purposes only.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

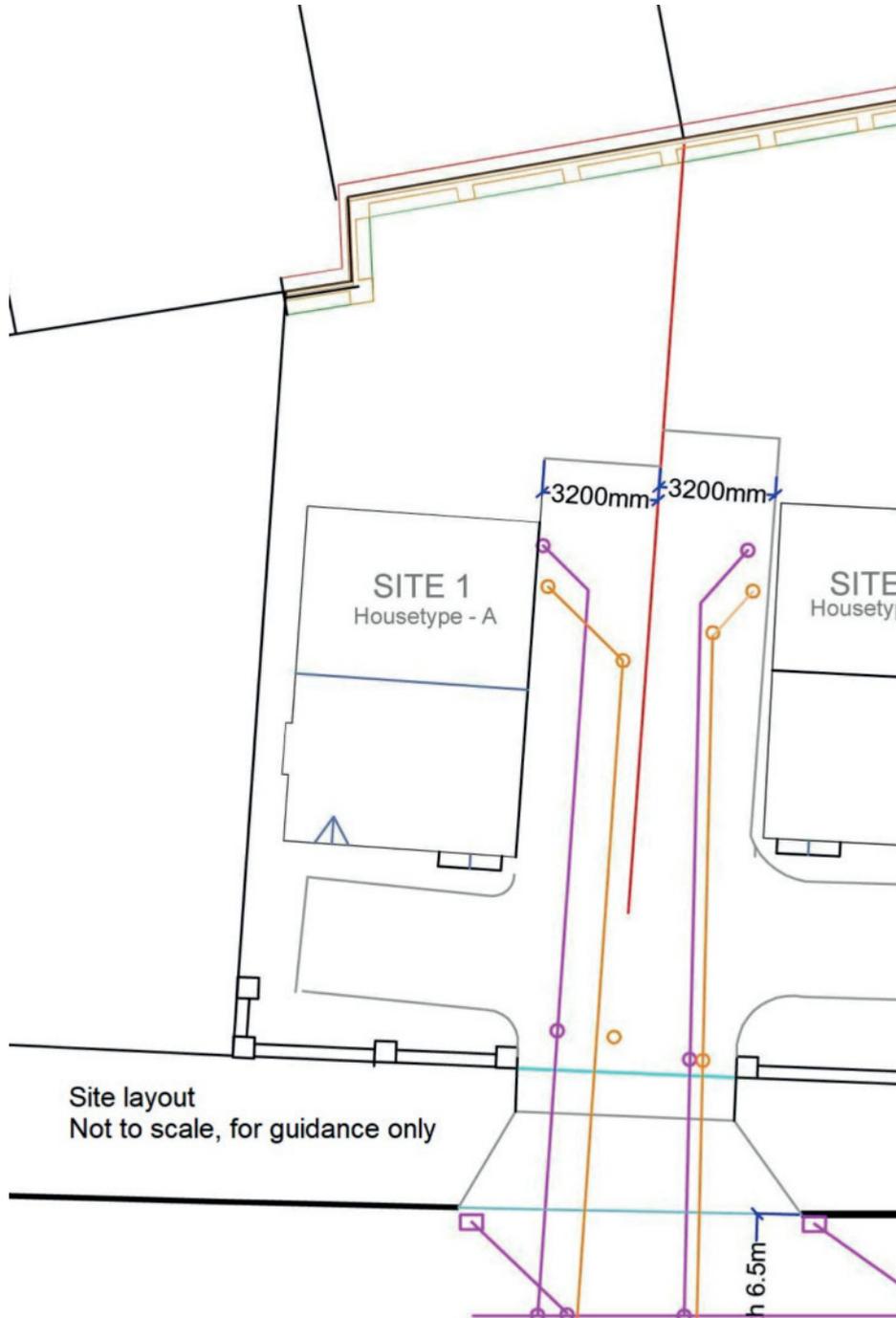


GROUND FLOOR LAYOUT - housetype A



FIRST FLOOR LAYOUT - housetype A

Energy Efficiency Rating	
Site 1 predicted energy assessment	
<i>Very energy efficient - lower running costs</i>	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<i>Not energy efficient - higher running costs</i>	
Northern Ireland	EU Directive 2002/91/EC



The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.