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**L&B**

L&B is a trading name of Lynn & Brewster Ltd  
Registered Company No. NI623001  
Registered Address: 14 Market Road, Ballymena. BT43 6EL  
Directors: Charles Lynn and Stuart Brewster

**TALiS**  
CONSTRUCTION LTD



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**106a Kilgad Road, Kells, BT42 3EE**

A superb 2 bedroom bungalow currently under construction and positioned on the periphery of Moorefields, ideally located for commuting to Ballymena, Larne and Ballyclare. The property is completed to a turnkey finish giving prospective purchasers the opportunity to tailor their home to their own taste and requirements. The accommodation within includes a kitchen/breakfast area, utility room with adjacent shower room, lounge, sunroom, separate bathroom and ensuite shower room to the master bedroom. The property will be left trussed for conversion of the first floor (optional at additional cost) providing an excellent level of additional accommodation extending to c. 3,000 sqft if required.

**Offers Around £295,000**

028 25637733

lynnandbrewster.com



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## INTERNAL DIMENSIONS

(all areas are approximate)

Kitchen area: 2.7m x 4.2m (8'10 x 13'9),  
expanding to: 6.4m x 4.1m (20'11 x 13'5)

Breakfast area: 3.8m x 2.4m (12'6 x 7'10)

Utility Room: 3.6m into recess x 3.3m (11'10 x 10'10)

Shower Room: 2.4m x 1.8m (7'10 x 5'11)

Lounge: 6.4m x 3.14m (20'11 x 10'3)

Sunroom: 3.9m x 2.5m (12'9 x 8'2)

Master Bedroom: 3.6m x 2.95m (11'10 x 9'8)

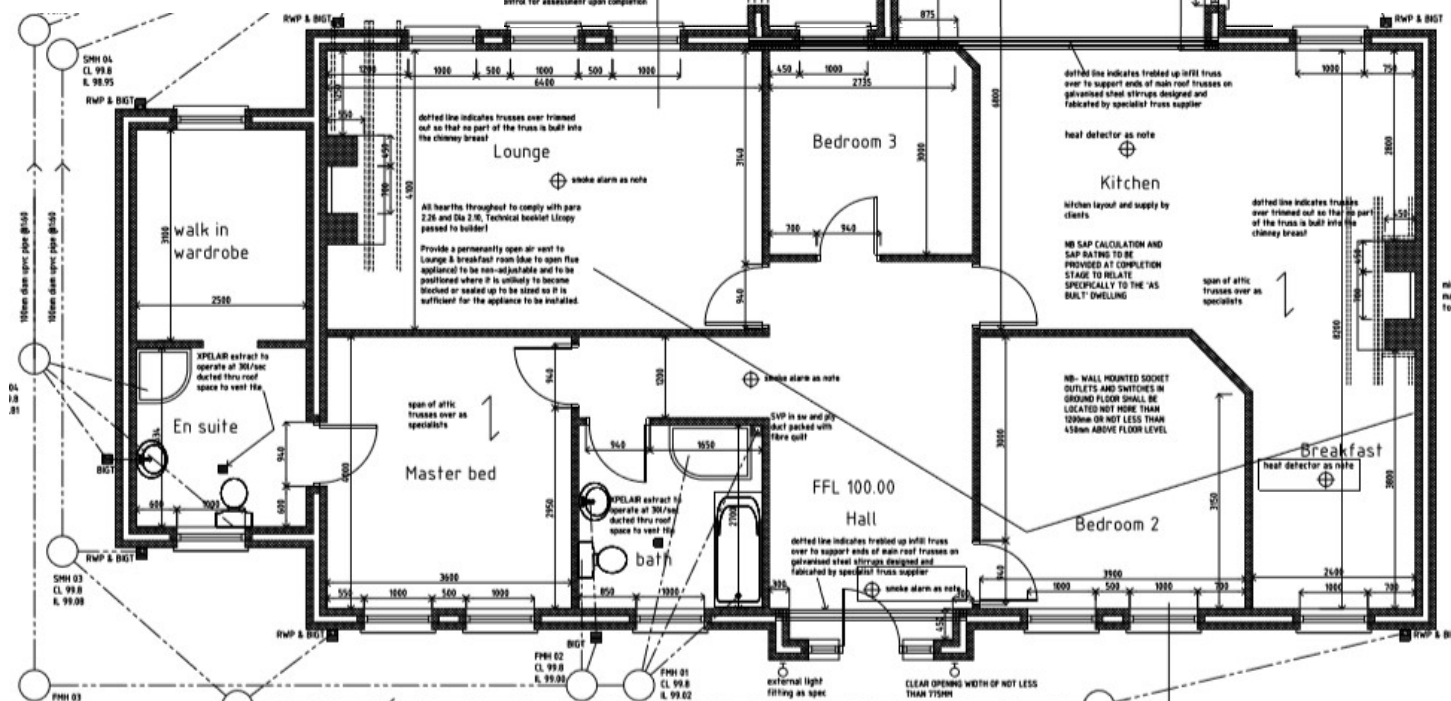
Ensuite: 2.5m x 1.8m (8'2 x 5'10)

Bedroom 2: 4.0m max x 3.9m (13'1 x 12'10)

Bedroom 3: 3.0m x 3.0m (9'10 x 9'10)

(same dimensions to other house except;

Detached Double Garage: 6.0m x 6.0m (19'8 x 19'8)

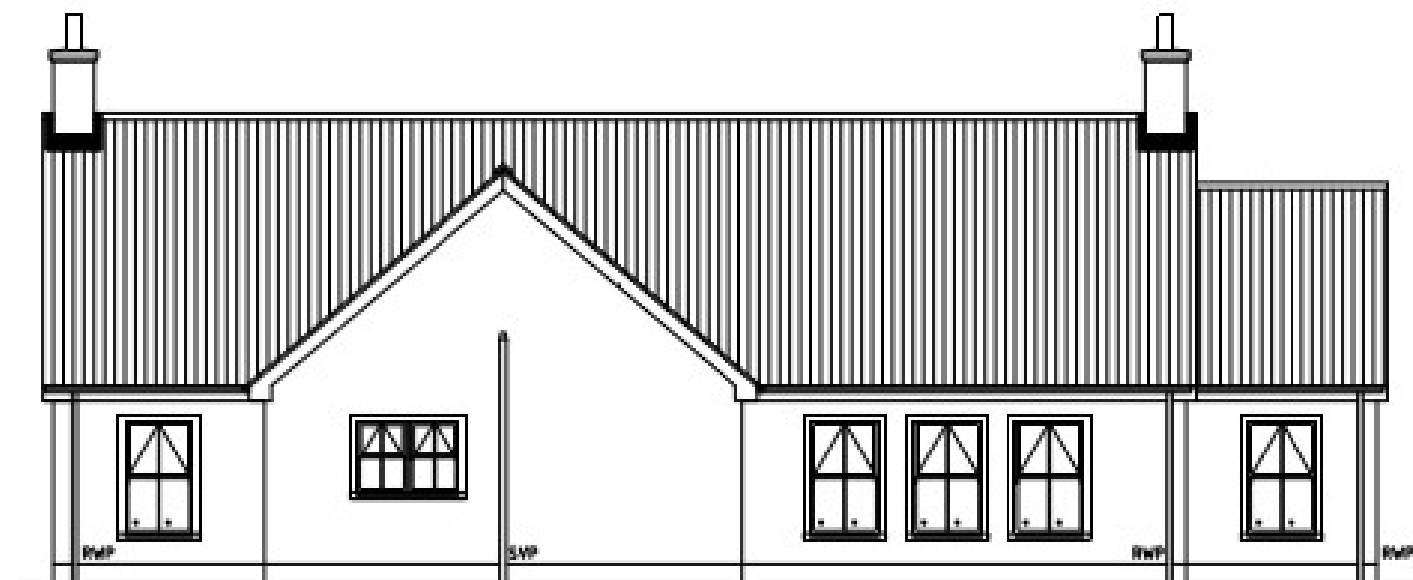
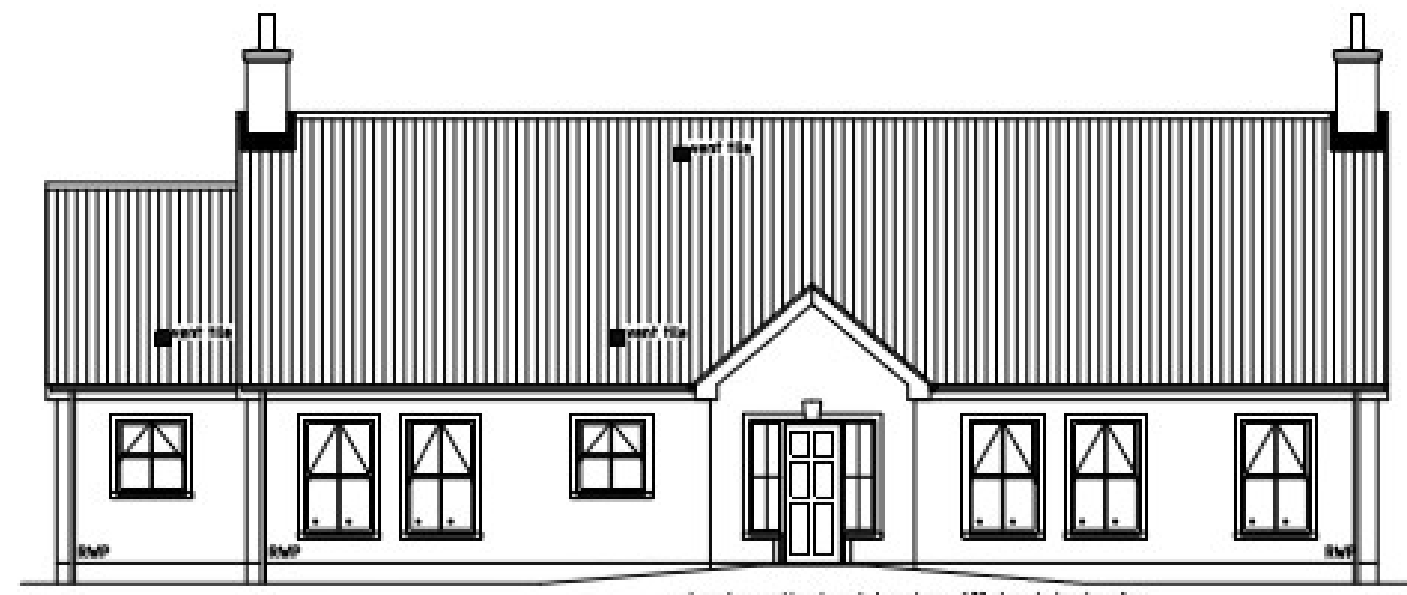


Please note bedroom 2 has been omitted to provide a lounge dining/breakfast area



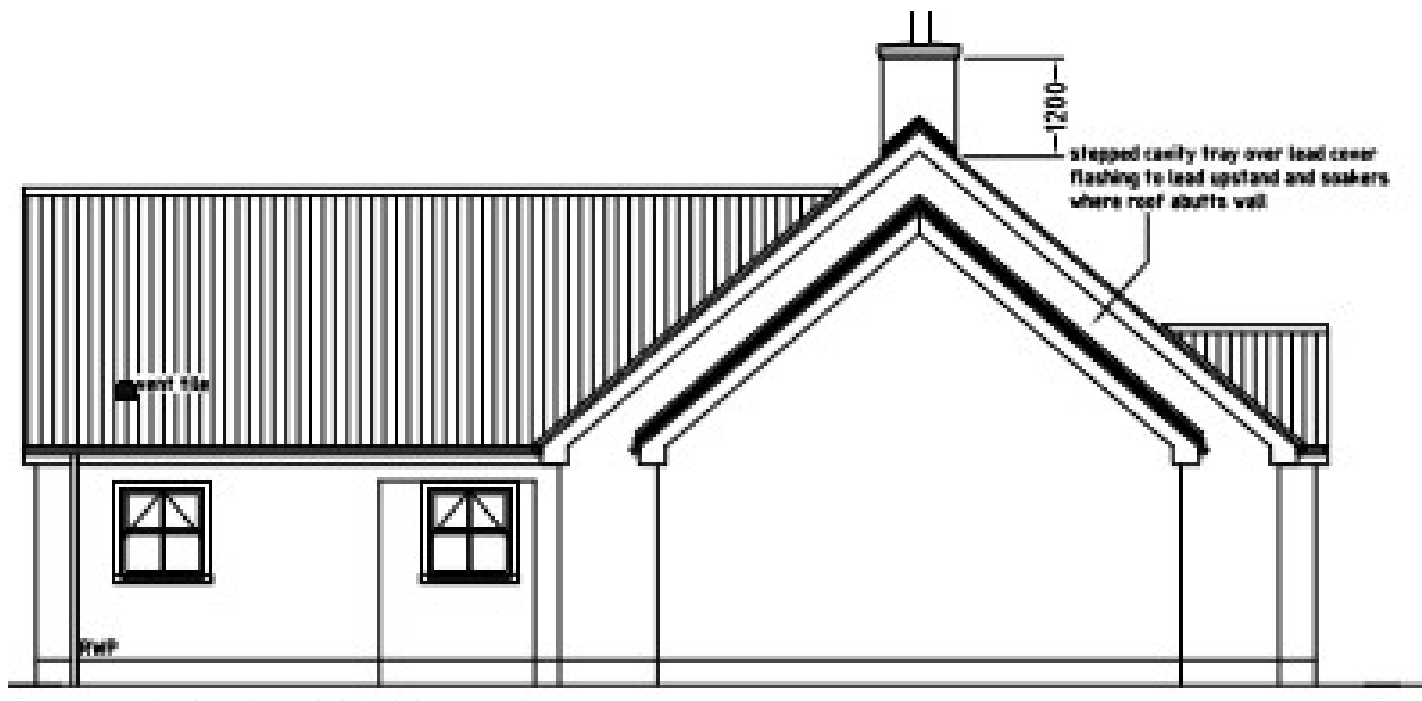


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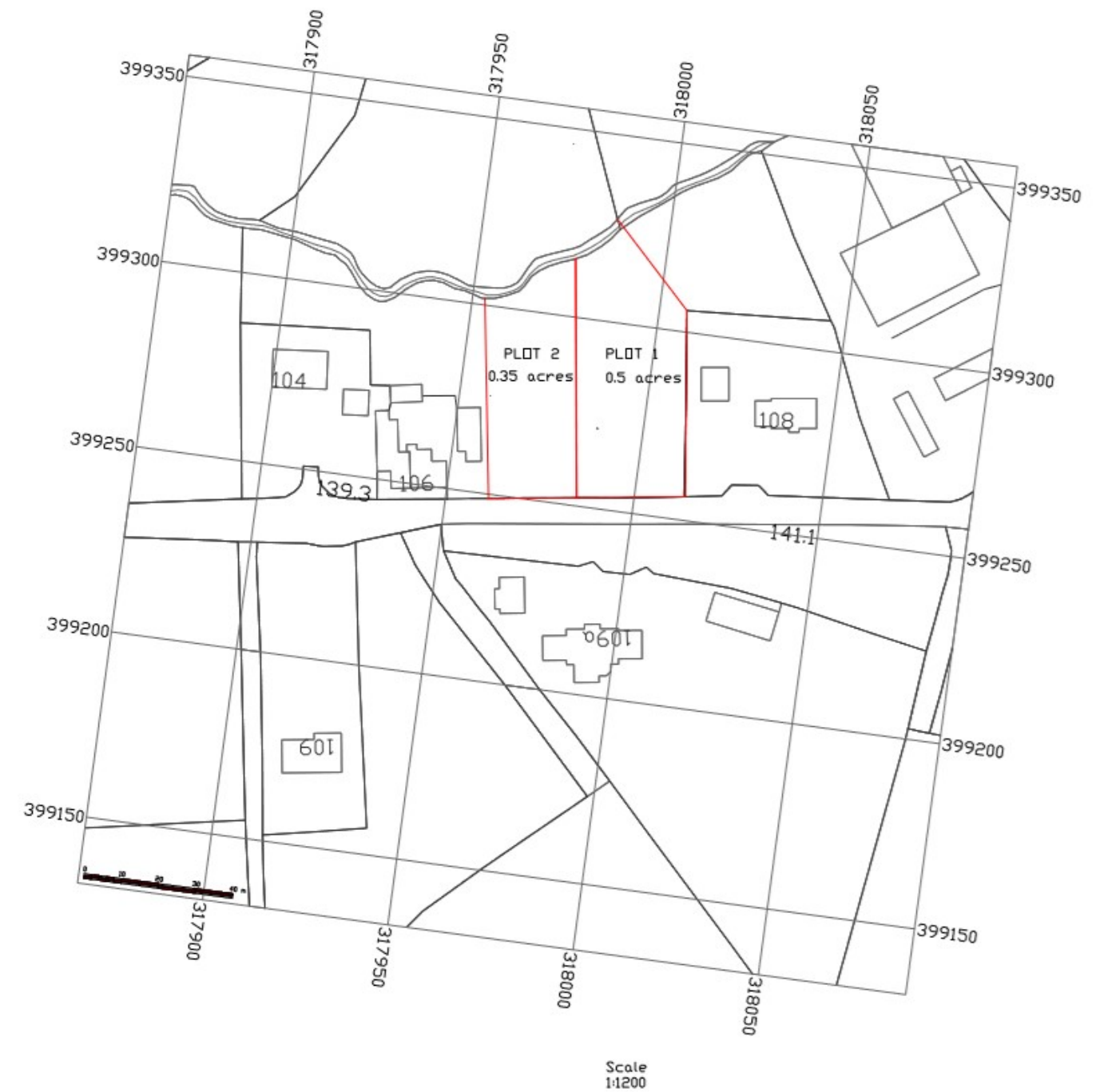




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SITE MAP





## SPECIFICATION

### Internal

- Internal painting throughout
- Painted skirting and architraves
- Painted vertical panelled doors
- Comprehensive electrical specification including TV points to all bedrooms, and wired for burglar alarm (additional cost to fit)
- LED Down lighters throughout
- Multi burn stove fitted to breakfast area and lounge
- Fitted kitchen includes soft touch closing doors & drawers, work surface and upstand
- Range of fitted appliances to include induction hob, overhead extractor, twin Bosch ovens, fridge freezer & dishwasher
- Fitted utility from range to include work surface & upstand
- Floor tiling to entrance hall, rear hall lobby, separate shower room, kitchen/breakfast area, utility, bathroom, ensuite and dressing room
- Wall tiling to shower room, ensuite and bathroom
- Fitted modern sanitary ware

### External

- Smooth painted rendered finish pillars with timber gates
- Kerbed driveway completed in tarmac
- Surrounding gardens top soiled and sown out
- Boundary enclosed with mix of closed boarded panelled and traditional fencing
- Smooth rendered painted finish
- Flat profile tiled roof
- Seamless aluminium guttering in black
- Double glazed windows with PVC frames
- Composite front and rear door (hardwood effect) in heritage colour
- Oil fired heating – Pressurised System
- High level of Insulation
- Architects Certificate
- Double garage with remote controlled roller doors
- Paved patio area
- Outside wall mounted lighting

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