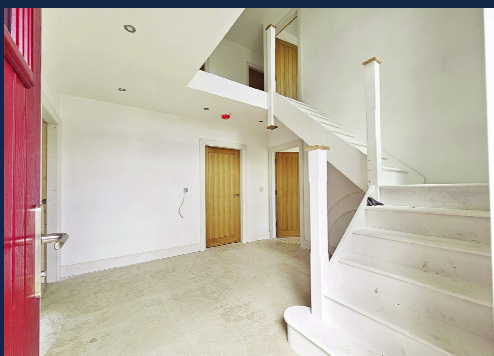


21a Bridgeways
BANBRIDGE BT32 4ED

shooter
property services



We are excited to offer for sale this rare new build home located in the mature development of Bridgeways on the Dromore Road, Banbridge. Developed by Kelly Building Contracts, 21A Bridgeways is currently being finished to an almost turn-key specification, complete with tiled and hard wood flooring, generous kitchen P.C sum and painted finishes throughout. The design is excellent and the lavishly appointed glazing (all triple glazed) to the front elevation takes advantage of the south facing aspect. Internally the property feels bright and airy thanks to the open plan layout and easy flow of the living accommodation. An energy efficient Air Source Heat Pump provides the heating which is under floor at ground floor level and conventional radiators to first. Externally the property enjoys a large tarmac driveway and landscaped surrounds including tastefully paved pathways and sewn out grass areas. For full details and a private viewing call our Banbridge branch.

for sale



4



3



2

£325,000



Ground Floor



First Floor

Entrance Hall

Bright entrance hall with full height vertical window glazing over stairs, floor to be tiled.

Kitchen

11' 9" x 12' 3" (3.58m x 3.73m)
£10,000 P.C Sum towards kitchen and utility. Floor to be tiled. Open plan layout leading to...

Living / Dining Area

11' 8" x 18' 4" (3.56m x 5.59m)
Triple glazed external French door with dual full height side lights. Floor to be tiled. Leading to...

Family Room

11' 8" x 18' 2" (3.56m x 5.53m)

Lounge

12' 2" x 13' 0" (3.72m x 3.97m)
Multi fuel stove with stone clad fireplace back and sides, floor to be hardwood or client's choice.

Utility Room

6' 6" x 6' 6" (1.99m x 1.99m)
£10,000 P.C sum towards kitchen and utility room. External door. Floor to be tiled.

WC

6' 7" x 3' 6" (2.0m x 1.06m)
Tiled floor.

1st Floor

Landing area with space for office featuring CAT 6 cabling.

Bedroom 1

13' 4" x 12' 2" (4.07m x 3.72m)

Ensuite

8' 7" x 3' 9" (2.62m x 1.15m)
To be fully tiled wet room style, part tiled walls and fully tiled floor.

Bedroom 2

12' 6" x 11' 9" (3.8m x 3.58m)

Bedroom 3

12' 2" x 11' 10" (3.71m x 3.61m)

Bedroom 4

7' 7" x 12' 3" (2.3m x 3.73m)

Bathroom

8' 3" x 8' 0" (2.51m x 2.45m)
To be recessed wet room style shower, tiled floor, part tiled walls.



AWAITING EPC

Price:

Offers Around: £325,000

Ref: 10883

Appointments:

Please call (028) 4066 2206



Features:

- * A Bright & Airy South Facing New Build Home of circa 1,900 sq. ft. in a Highly Convenient Location
- * CAT 6 Cabling to all Bedrooms & Living Areas
- * £10,000 PC Sum For Kitchen & Utility from BMP Kitchens of Mayobridge, Newry
- * Highly Energy Efficient Heating System via Airsource Heat Pump with Under Floor Heating to Ground Floor
- * 10 Year NHBC Warranty
- * Oak Balustrade To Staircase
- * Triple Glazed PVC Windows
- * Sanitaryware & Multi-Fuel Stove Included
- * Painted Finishes Internally & Externally
- * Tarmac Driveway, Sewn Out Grass Areas, Galvanised Estate Fencing to Front

Making an offer: As part of our service to all our clients and in order to provide up to date mortgage details along with a quality mortgage service, our mortgage advisors will be asked to contact persons offering on a property. **Holding deposits:** Upon acceptance of an offer, within 24 hours we must ask you to lodge with us a Holding Fee as shown above, which will be refundable up until contract acceptance. **Note:** These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.

BANBRIDGE
21 Newry Street
Banbridge
BT32 3EA

028 4066 2206

banbridge@shooter.co.uk

LISBURN
17-19 Market Street
Lisburn
BT28 1AB

028 9266 6556

lisburn@shooter.co.uk