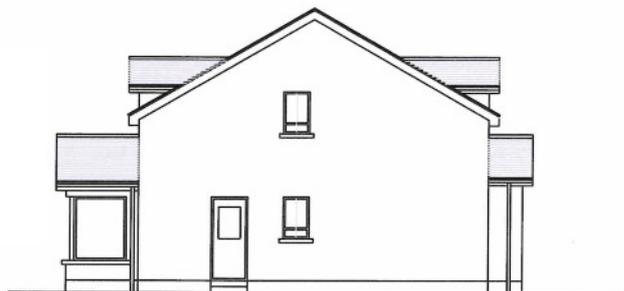


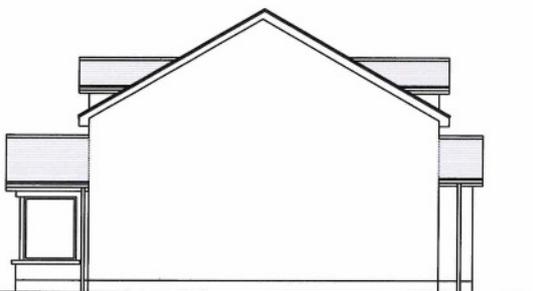
**Tim Martin**  
co.uk



proposed FRONT ELEVATION



proposed SIDE ELEVATION



proposed SIDE ELEVATION



proposed REAR ELEVATION

**New Build at 279 Ballynahinch Road  
Annahilt, Hillsborough  
BT26 6BP**

**Asking Price  
£379,950**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

An excellent opportunity to acquire this contemporary family home (currently under construction), set just off the Ballynahinch Road, in this pleasing semi rural location, yet within walking distance of Annahilt village and public transport and a short drive to Royal Hillsborough, Lisburn and Ballynahinch.

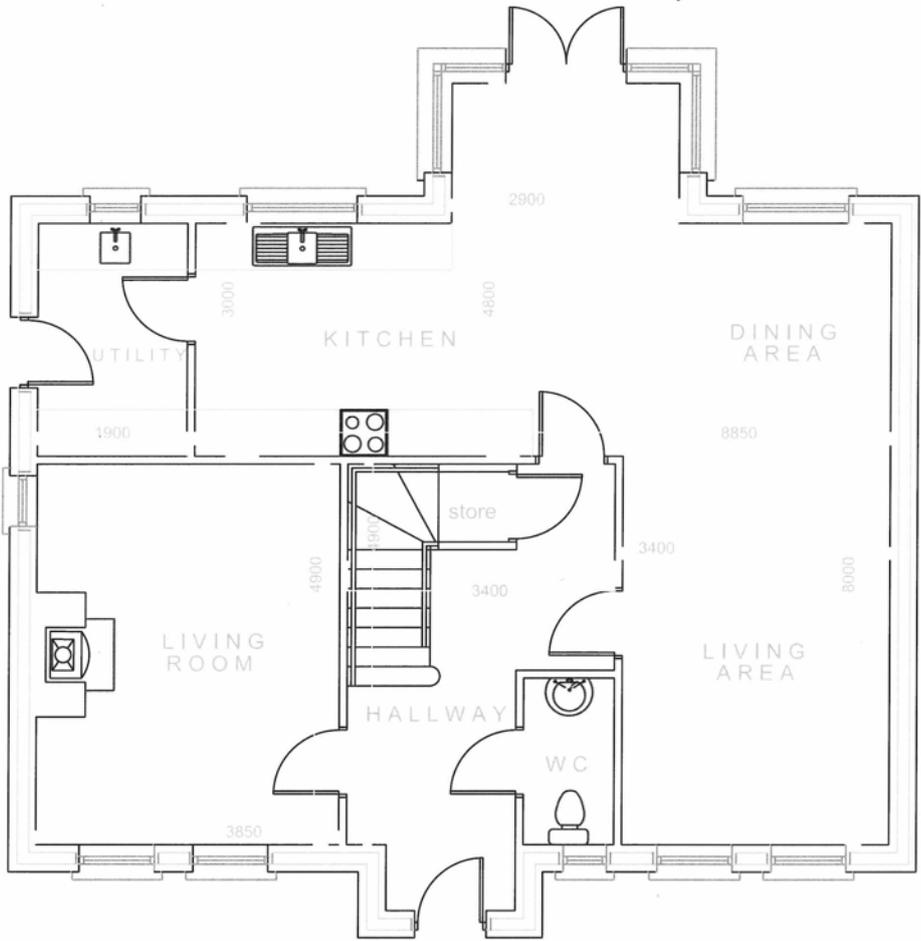
This superb family home, extending to approximately 1935 sqft or thereabouts, has been designed perfectly to reflect the needs of the growing and established families, with its spacious layout both on the ground and first floor, combined with its attention to detail and high specification finishes throughout.

Set on the outskirts of Annahilt village, the local primary school, convenience store and play park are all within walking distance. Royal Hillsborough is approximately 4 miles away boasting local boutiques, coffee shops, restaurants and the ever popular Hillsborough Park, where all the family can enjoy beautiful lake walks. Ballynahinch village is also close by as too is Lisburn city centre, whilst access to an excellent road network allows for ease of access to a range of top grammar schools in the surrounding and Greater Belfast area.

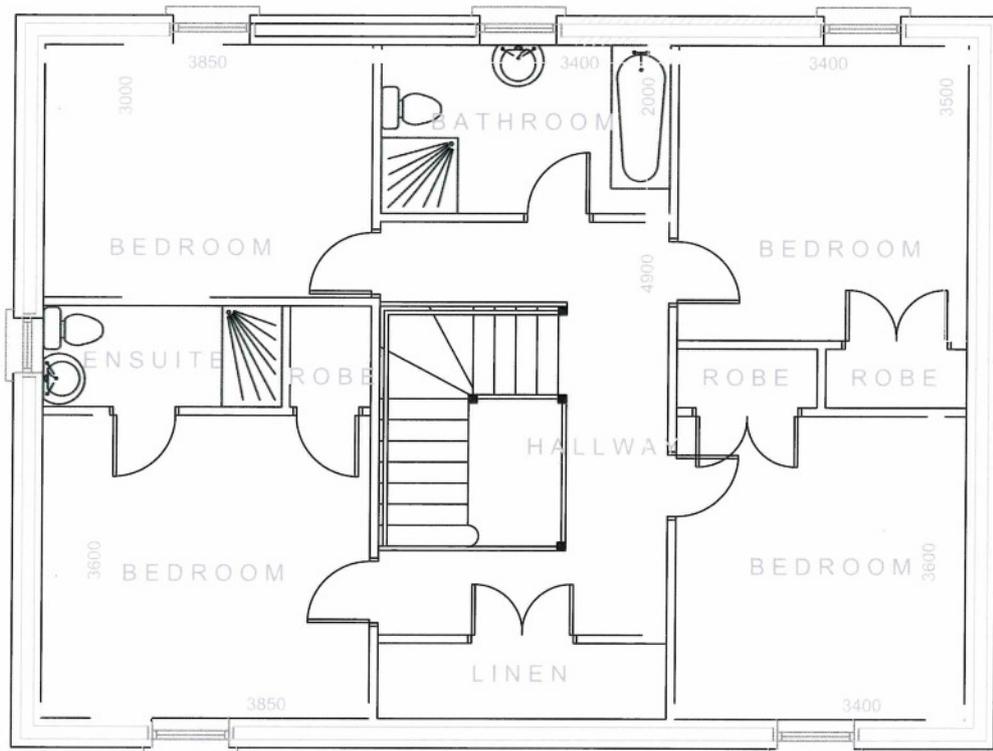
This is undoubtedly an enviable location for families wanting to enjoy all that semi rural life has to offer, with convenience in mind.

## FEATURES

- Contemporary Family Home (Currently Under Construction) Extending To Approximately 1935 Sqft
- Exceptional Turnkey Finish
- Four Bedrooms Including Principal Bedroom With En Suite Shower Room
- Two Reception Rooms
- Utility Room And Downstairs WC
- Family Bathroom
- Oil Fired Central Heating, uPVC Double Glazing And Solar Panels Fitted
- Tarmac Driveway And Paved Patio Area To The Rear
- Within Walking Distance Of Annahilt Village, Local Primary School And Public Transport
- Hillsborough (4 Miles) Ballynahinch (5 Miles) Lisburn (6 Miles)



proposed GROUND FLOOR PLAN



proposed FIRST FLOOR PLAN

## Internal Features

### Heating

Oil Fired Central Heating With Energy Efficient Boiler /  
Solar Panels Being Fitted

### Doors

Oak Effect Internal Doors

### Skirting / Architraves

White Wood Skirting and Architraves Throughout

### Paintwork

Walls And Ceilings Will Be Finished With Generic  
Emulsion

### Detectors

Mains Smoke And Carbon Monoxide Sensors Will Be  
Fitted

### Electrical

A comprehensive Range Of Electrical Sockets, Switches,  
TV And Telephone Points Will Be Installed

### Phone

Pre Wired For Broadband And Wifi

### Kitchen

Choice of Doors and Colours from Howdens

### Sanitary Ware

Supplied By AJ Plumbing

### Flooring

Tiled and Carpet Were Appropriate

### Fireplace

Multi Fuel Stove To Be Fitted

## External Features

### External

Walls Cement Smooth Render

### Roof

Tiled

### Windows

Double Glazed Windows In uPVC Frames

### External Doors

uPVC

### Rain Goods

uPVC Gutters And Downspouts

### Driveway

Tarmac

### Gardens

Rear Gardens With Paved Patio Area

### Lighting

Front And Rear External Lighting

### Water

Outside Water Tap

### Fencing

Vertical Board Fencing As Appropriate

### Warranty

6 Year Warranty – Architects Certificate



Comber

27 Castle Street, Comber, BT23 5DY

T 028 91 878956

Saintfield

1B Main Street, Saintfield, BT24 7AA

T 028 97 568300

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