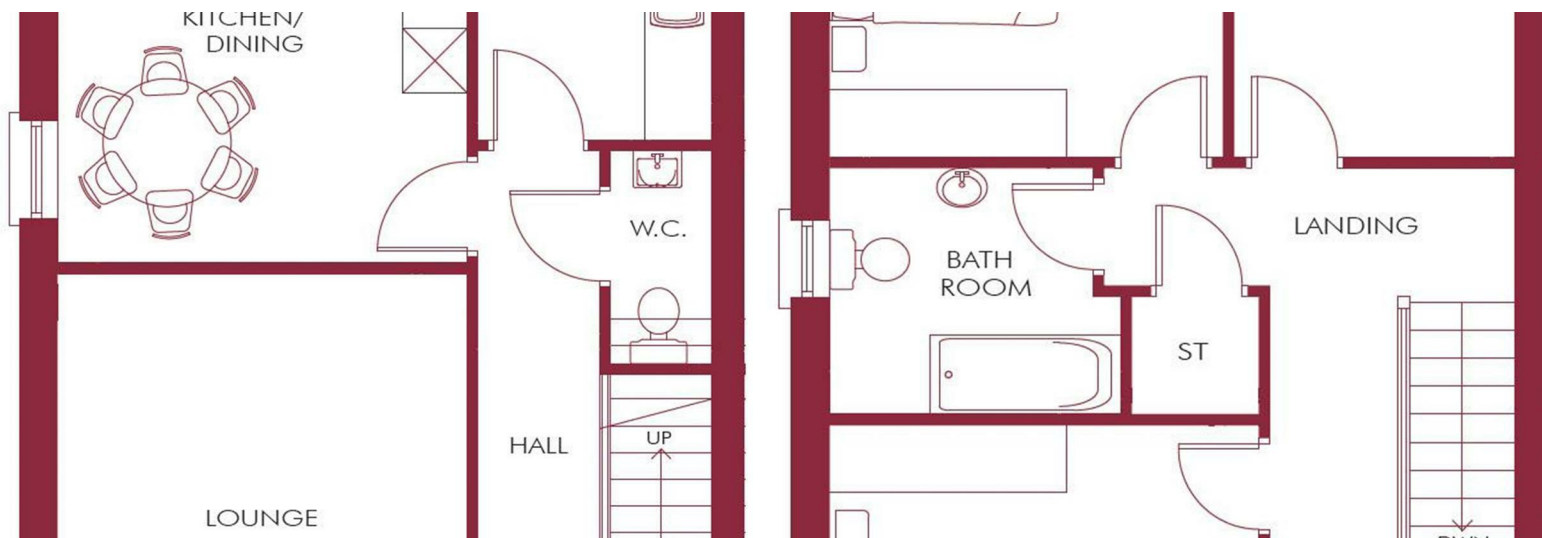




## Site 12 Buick Gate, Tobar Park

Cullybackey, Ballymena, BT42 000

Asking Price £189,950



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## SPECIFICATION

### GENERAL FEATURES

- Highly energy efficient homes
- Timber framed construction
- Gas high efficiency boiler with thermostatically controlled radiators
- Painted panelled internal doors with chrome door mongery
- Internal walls, woodwork, ceilings painted throughout
- Choice of carpet from range with underlay to lounge, stairs, landing and bedrooms
- Choice of wall mounted electric fire from range (at additional cost)
- Extensive electrical specification to include USB charging points and prewire for burglar alarm and network (Cat. 6), BT and Sky plus
- Mains supply smoke, heat and carbon monoxide detectors
- 10 year Structural defect insurance from Global Home Warranties Ltd

### KITCHEN

- Choice of soft closing doors and drawers, handles, worktop and matching upstand to kitchen and utility area (as applicable)
- Appliances to include electric hob (upgrade to gas hob at additional cost), extractor hood, oven, integrated fridge freezer

### BATHROOMS, EN-SUITES & WC

- Contemporary white sanitary ware
- Thermostatically controlled bath/shower mixer and screen
- Thermostatically controlled shower to shower

cubicles

- Vanity unit to en-suite
- Heated towel rails to bathroom and en-suite
- Soft close toilet seat and cover

## ACCOMMODATION

### GROUND FLOOR

#### KITCHEN/DINING

16'5 x 12'6 (5.00m x 3.81m)

#### LOUNGE

16'5 x 12'6 (5.00m x 3.81m)

#### WC

6'6 x 3'1 (1.98m x 0.94m)

### FIRST FLOOR

#### PRINCIPAL BEDROOM

12'7 x 10'2 (3.84m x 3.10m)

#### EN-SUITE

7'3 x 5'1 (2.21m x 1.55m)

#### BEDROOM 2

11'7 x 11'4 (3.53m x 3.45m)

#### BEDROOM 3

11'4 x 8'3 (3.45m x 2.51m)

#### FAMILY BATHROOM

8'6 x 7'3 (2.59m x 2.21m)



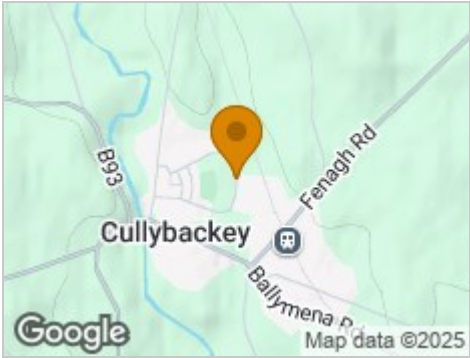
Road Map



Hybrid Map



Terrain Map



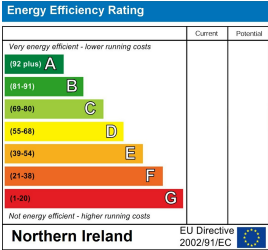
Floor Plan



Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Edmondson Estates have not tested any services, equipment, or facilities within the premises and will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.