



Site 1 Finlay Hall, Finlaystown Road

Portglenone, Ballymena, BT44 8EA

Offers Around £439,950



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QUALITY SPECIFICATION

INTERNAL SPECIFICATION

- Airtight building fabric constructed to Passivhaus standards
- EPC 'A' rating
- Triple glazed Passivhaus accredited windows and doors.
- NILAN Compact P Air 9 unit which delivers the following benefits:
 - Heating the home with underfloor heating using an efficient air to water heat pump
 - Production of domestic hot water
 - Controls ventilation and filters air
- Ultra high levels of floor, wall and roof space insulation
- Designer kitchen and utility by Johanna Montgomery Designs complete with 'A' rated appliances including wine cooler
- Amtico flooring to kitchen, utility and snug
- Porcelain tiles and carpet to other areas
- Towel radiators and vanity units to bathrooms and en-suites
- Outside tap

INTERNAL SPECIFICATION

- Single garage c/w PASS pedestrian door and automated sectional garage door
- Sockets and lights
- Decofence perimeter fencing
- Estate railing to front boundary
- Patio area to front and rear
- External double socket
- External feature lighting
- Decorative gravel drive laid on Gridmat system

ELECTRICAL SPECIFICATION

- Generous sockets and USB ports
- Low energy spotlights to kitchen, bathrooms and en-suites.
- Cosy Toes underfloor heating to both en-suites.
- Alarm system.
- Roof space light.
- Cat 6 enabled
- Wi-Fi enabled (hardware not supplied)
- Wired for electric gates
- Wired for Quooker tap



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor
Approx. 90.5 sq. metres (973.9 sq. feet)

First Floor
Approx. 87.4 sq. metres (940.2 sq. feet)

Garage
Approx. 22.8 sq. metres (244.9 sq. feet)

Total area: approx. 200.6 sq. metres (2159.0 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

Finlaystown Hall , Finlaystown Road, Portglenone

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

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

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