



## Site 1 Finlay Hall, Finlaystown Road

Portglenone, Ballymena, BT44 8EA

Offers Around £439,950





# Site 1 Finlay Hall, Finlaystown Road

Portglenone, Ballymena, BT44 8EA

Offers Around £439,950



## 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



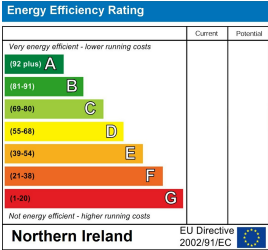
Floor Plan



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.