Edmondson Estates

Site 14 James Court

Randalstown, Antrim, BT41 2EE

Asking Price £242,950

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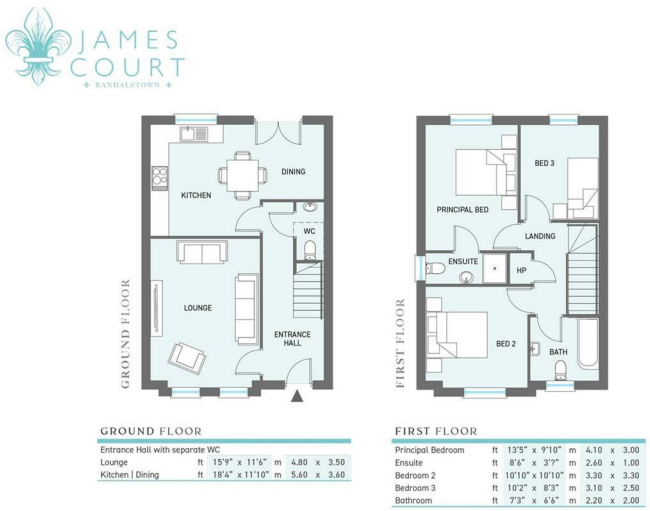

GROUND FLOOR

Entrance Hall with separate WC						
Lounge	ft	15'9" x 11'6"	m	4.80	x	3.50
Kitchen | Dining	ft	18'4" x 11'10"	m	5.60	x	3.60

FIRST FLOOR

Principal Bedroom	ft	13'5" x 9'10"	m	4.10	x	3.00
Ensuite	ft	8'6" x 3'7"	m	2.60	x	1.00
Bedroom 2	ft	10'10" x 10'10"	m	3.30	x	3.30
Bedroom 3	ft	10'2" x 8'3"	m	3.10	x	2.50
Bathroom	ft	7'3" x 6'6"	m	2.20	x	2.00

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SPECIFICATION

INTERIOR

- White ceilings
- Ammonite grey coloured walls
- 4 panel white internal doors
- Bevelled 5inch skirting and 3inch architrave
- Wired for security alarm
- Pressurised oil-fired central heating system
- USB point to all bedrooms & kitchen
- Kitchens fitted by James McCloy Joinery
- Integrated appliances - Hob, oven, extractor, fridge freezer, washing machine and dishwasher
- High level TV point above
- Bathroom and sanitary ware:
- bath with mixer shower over
- half pedestal wall mounted wash hand basin
- low flush W/C
- "Multi-Panel" wall cladding to shower in en-suite (where applicable)
- Carpets to living room, stairs, landing and all bedrooms
- Floor tiling to entrance hall, kitchen / dining, and ground floor W/C
- Waterproof vinyl click flooring to Bathroom and en-suite (where applicable)

EXTERIOR

- Flat profile concrete roof tiles
- Seamless aluminium guttering
- PVC downspouts
- Part smooth white render & part finished in "Clad Stone"
- Anthracite coloured composite front door
- Anthracite coloured PVC double glazed windows
- Outside tap & light to rear
- Tarmac drive
- Tegula brick path to front
- Paving slab pathway to rear
- Paved 8'x8' patio to rear
- Gardens top soiled and sowed out to front & rear
- 5ft. lapboard fencing to rear and sides
- Solar Panels – 2kw PV system

Tel: 02825655733

Road Map

Hybrid Map

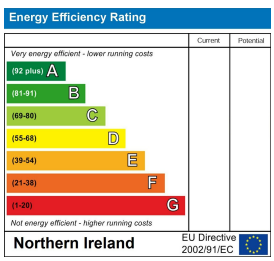
Terrain Map

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



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