Edmondson Estates

Site 16 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

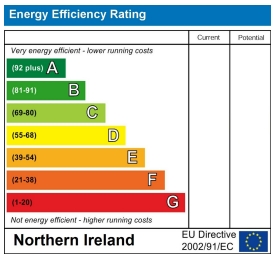
Terrain Map

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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