Edmondson Estates

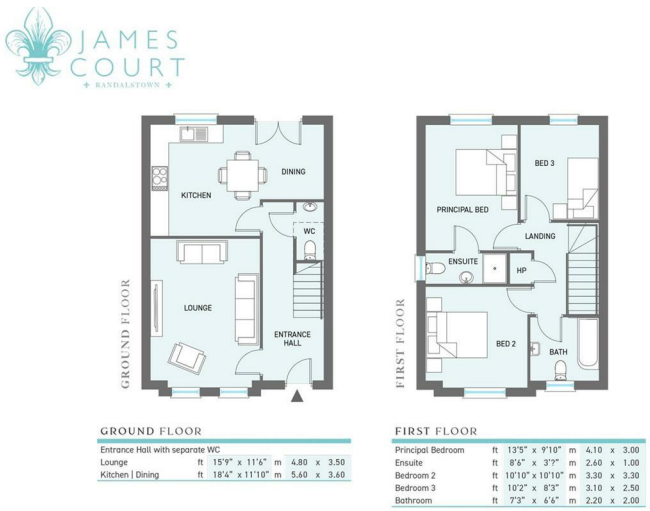
THE ADAMS – 3 bedroom detached family home

Site 15 James Court

Randalstown, Antrim, BT41 2EE

Asking Price £242,950

3 2 1



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

THE ADAMS – 3 bedroom detached family home

Site 15 James Court

Randalstown, Antrim, BT41 2EE

Asking Price £242,950

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

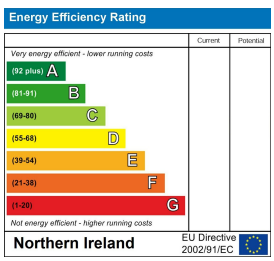
Terrain Map

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



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.

1 Fenaghy Road, Galgorm, Ballymena, Antrim, BT42 1HW
Tel: 02825655733 Email: hello@edmondsonestates.co.uk