



The Parks Old Park Road

Galgorm, Ballymena, BT42 1BF

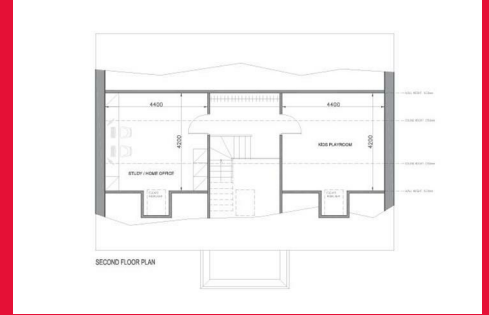
Asking Price £625,000



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GROUND FLOOR

Hallway

Lounge

14'5" x 15'8" (4.39m x 4.78m)

Bedroom 1 - Front

14'5" x 13'1" (4.39m x 3.99m)

En-suite

3'9" x 11'1" (1.15 x 3.4)

Kitchen Area

29'1" x 14'5" (8.86m x 4.39m)

Snug Area

18'0" x 17'2" (5.49m x 5.23m)

Boot Room

10'7" x 13'1" (3.23m x 3.99m)

Cloak Room

6'6" x 3'11" (2 x 1.2)

FIRST FLOOR

Gallery landing.

Bedroom 4 - Front

14'5" x 10'9" (4.39m x 3.28m)

Dressing Room

7'4" x 14'5" (2.24m x 4.39m)

En-suite

8'2" x 7'10" (2.5 x 2.4)

Bedroom 3 - Front

14'5" x 11'1" (4.39m x 3.38m)

En-suite

3'3" x 11'5" (1.0 x 3.5)

Bedroom 2 - Rear

13'3" x 12'8" (4.04m x 3.86m)

En-suite

5'10" x 7'10" (1.8 x 2.4)

Laundry Room

7'10" x 7'10" (2.39m x 2.39m)

SECOND FLOOR

Landing

Playroom

13'9" x 14'5" (4.19m x 4.39m)

Study / Home Office

13'9" x 14'5" (4.19m x 4.39m)

OUTSIDE

Contemporary styled covered outdoor dining / BBQ area. Gardens will be sown out . Decorative gravelled driveway.

Detached Double Garage

22'7" x 19'8" (6.88m x 5.99m)

Power and lighting.

SPECIFICATION PRECIS

INTERIOR:

White ceilings

Ammonite grey coloured walls

4 panel white internal doors

Bevelled 10-inch skirting and hockey stick architrave

Wired for security alarm

Pressurised oil-fired central heating system

Underfloor heating to ground floor

USB point to all bedrooms & kitchen

Toggle style light switches

Kitchens fitted by TBC

Integrated appliances - Hob, oven, extractor, fridge freezer and dishwasher

Contemporary style wall mounted fireplace

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

Carpets to living room, stairs, landing and all bedrooms

Grey floor tiling to kitchen / dining, and ground floor W/C

Herring bone "smoked oak" engineered flooring in entrance hall.

EXTERIOR:

- Covered Outdoor Dining Area

- Double glazed sash windows on front elevation

- Flat profile concrete roof tiles

- Seamless aluminium guttering

- PVC downspouts

- Smooth white render

- Anthracite coloured composite front door

- Anthracite coloured PVC double glazed windows

- Outside tap & light to rear

- Decorative gravel driveway with bollard lighting.

- Gardens top soiled and sowed out to front & rear

NB: Please note the list is not exhaustive and maybe subject to change by Developer.

Please Note:

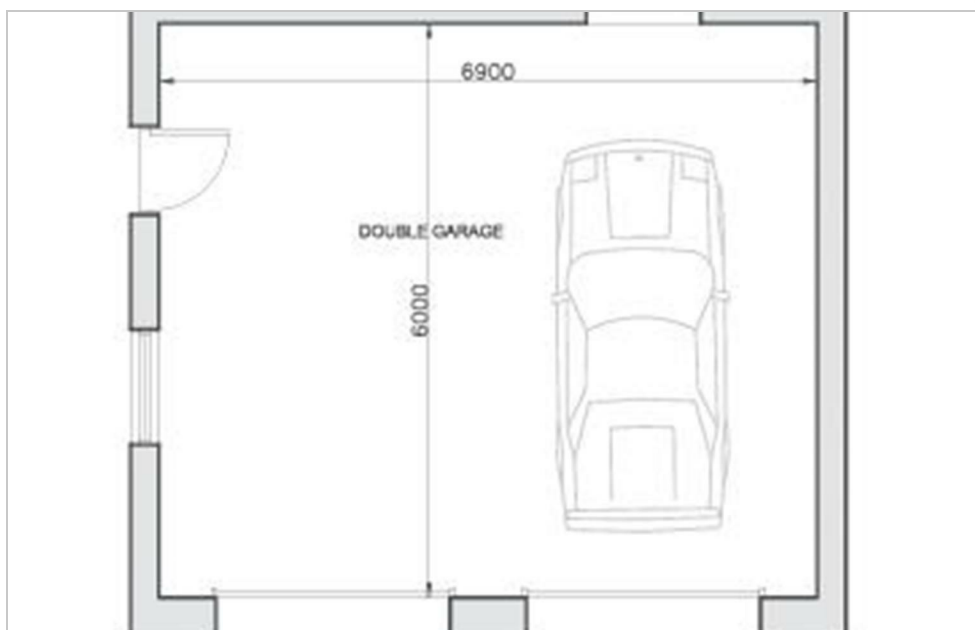
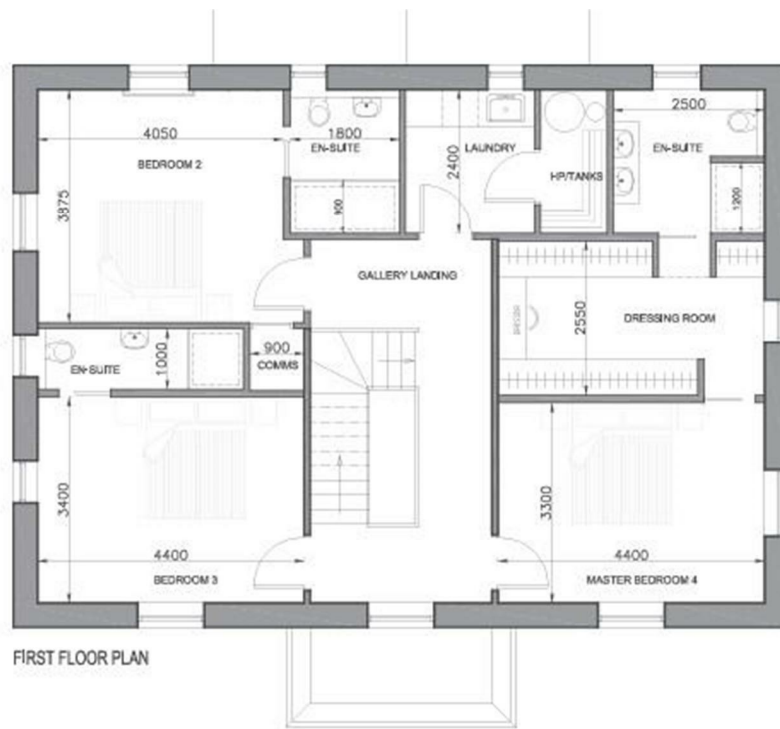
A £5,000 booking fee is payable upon booking with £2,500 non refundable should you withdraw from the Purchase.

If the Purchasers do not make a contractual offer within 12 weeks from the date of initial booking (The Developer) may re-advertise the property on the open market.

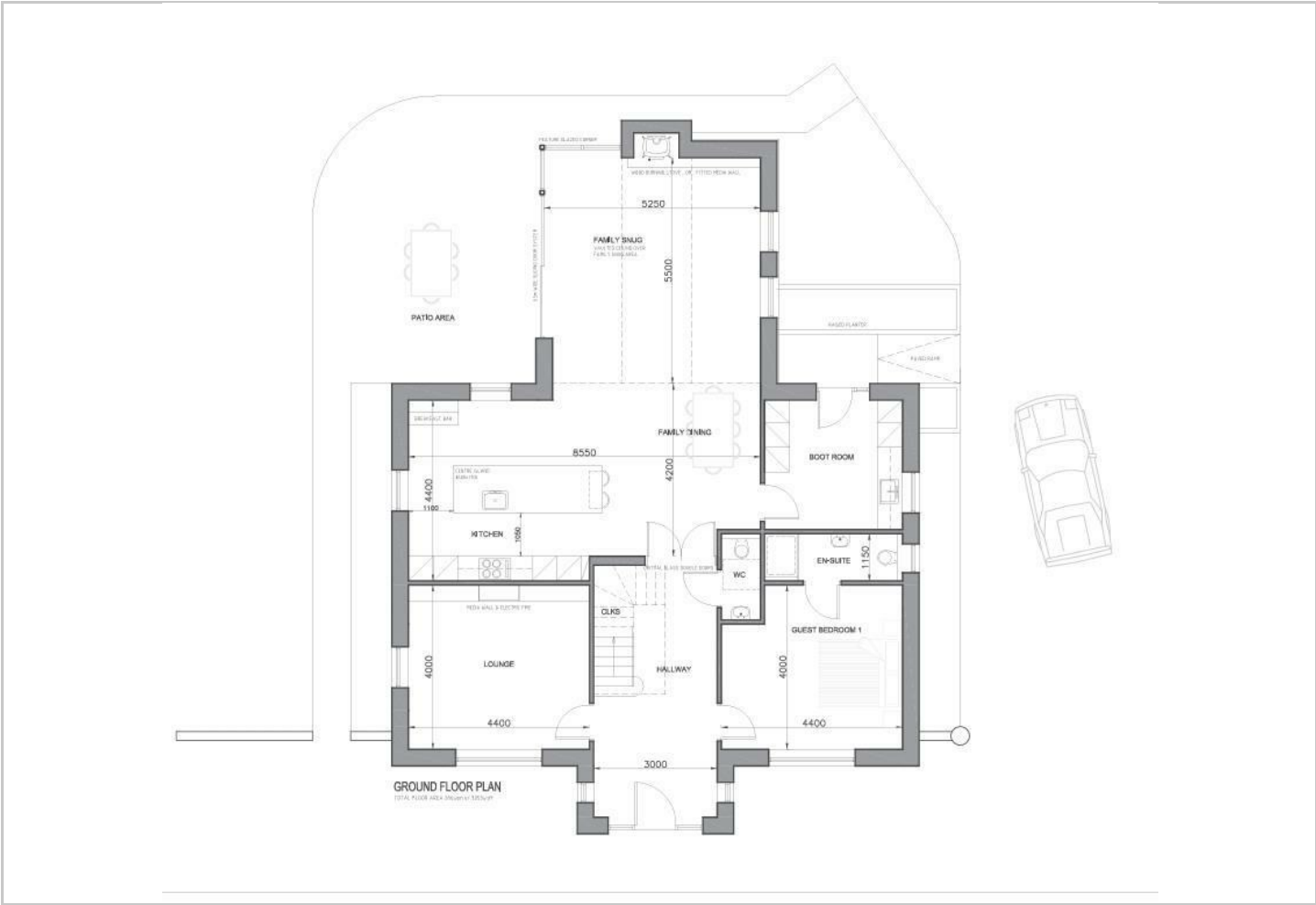
All Plans, Photographs and Maps are for Illustration Purposes Only.

Plans and finishes maybe subject to change by the Developer.

Tel: 02825655733



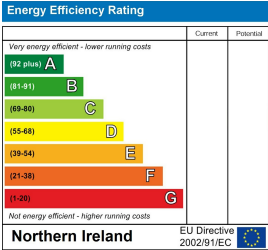
Floor Plan



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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