



## The Parks Old Park Road

Galgorm, Ballymena, BT42 1BF

Asking Price £625,000

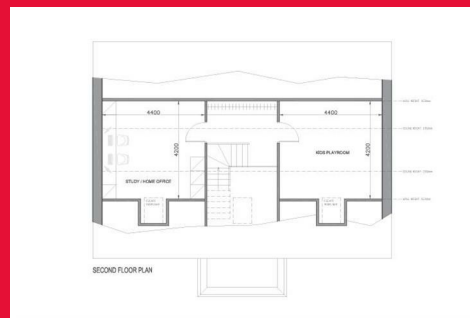




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## GROUND FLOOR

### Hallway

### Lounge

14'5" x 15'8" (4.4 x 4.8)

### Bedroom 1 - Front

14'5" x 13'1" (4.4 x 4.0)

### En-suite

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

### Kitchen Area

29'1" x 14'5" (8.88 x 4.4)

### Snug Area

18'0" x 17'2" (5.5 x 5.25)

### Boot Room

10'7" x 13'1" (3.25 x 4.00)

### Cloak Room

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

## FIRST FLOOR

Gallery landing.

### Bedroom 4 - Front

14'5" x 10'9" (4.4 x 3.3)

### Dressing Room

7'4" x 14'5" (2.25 x 4.4)

### En-suite

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

### Bedroom 3 - Front

14'5" x 11'1" (4.4 x 3.4)

### En-suite

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

### Bedroom 2 - Rear

13'3" x 12'8" (4.05 x 3.87)

### En-suite

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

### Laundry Room

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

## SECOND FLOOR

### Landing

### Playroom

13'9" x 14'5" (4.2 x 4.4)

### Study / Home Office

13'9" x 14'5" (4.2 x 4.4)

## OUTSIDE

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

### Detached Double Garage

22'7" x 19'8" (6.9 x 6.00)

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.

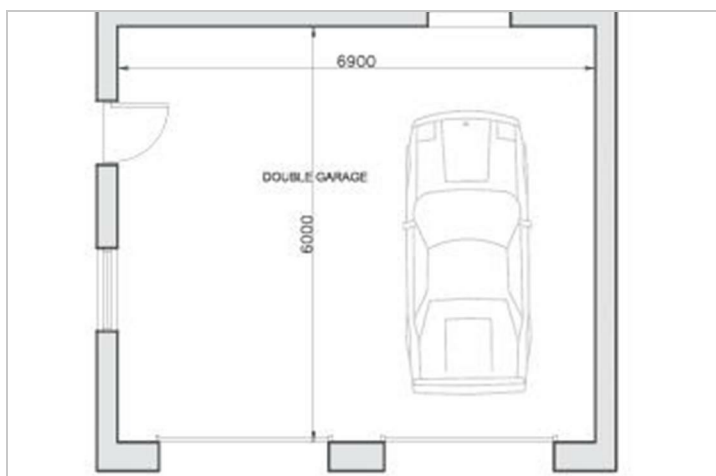
#### Please Note:

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.



Road Map



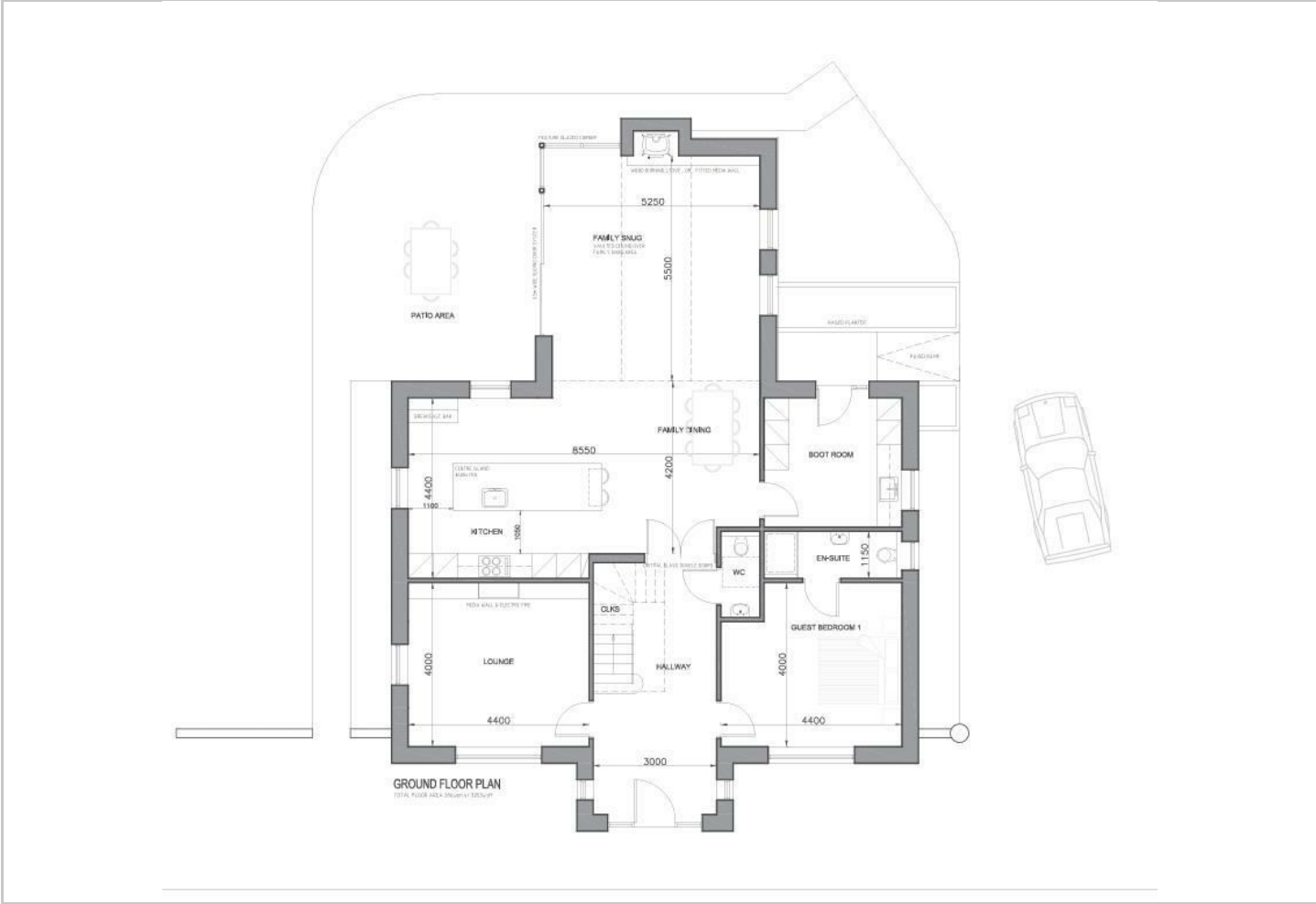
Hybrid Map



Terrain Map



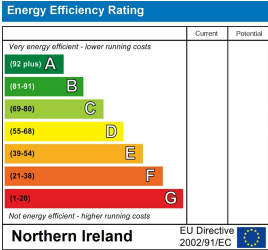
Floor Plan



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 firm's 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.