



241a Cullybackey Road, Ballymena, BT43 5JH

Offers in the region of £265,000



Enjoying a relatively private site on the Cullybackey Road, this spacious new build bungalow offers circa 1380 sq ft of living accommodation, in a very convenient location. Situated on the edge of Ballymena town, within the 30 mile an hour zone on the Cullybackey Road, this home is within easy walking distance of Robinsons Supermarket, with a bus stop just a stone's throw away from the house.

The property is of conventional construction, built and insulated to a very high standard, and will be completed to the point where the purchaser can select their choice of flooring, tiling and decorative finish, for which a PC sum of £8,000 has been included in the asking price.

A booking deposit of 10% will be required when the property is sale agreed, refundable up until the point where contracts are signed. Only after contracts are exchanged will the property be finished to the purchasers specification.

Property Features

- Spacious new build bungalow (circa 1380 sq ft)
- One formal reception room
- Large Kitchen fitted with a range of contemporary shaker style eye and low level units
- Family bathroom including a bath, shower cubicle, wash hand basin and low flush W/C
- Three well proportioned double bedrooms (Master with En-Suite)
- Gas heating system
- PVC double glazed external doors and windows
- A PC sum of £8,000 has been included in the price to allow purchaser to select their choice of tiles, flooring and decorative finish
- Architects 6 year building warranty
- Very convenient location

Accommodation

(Dimensions and Areas are approximate)

Styling & Specification

Predicted high energy efficient rating of B (to be confirmed closer to completion). Gas high efficiency boiler with thermostatically controlled radiators.

UPVC double glazed windows and doors.

Internal doors; white with chrome handles. Woodwork and ceilings painted white. Internal walls painted in purchasers choice of colours under the PC sum.

Choice of floor coverings to be installed under the PC sum. Choice of wall tiling to be installed under the PC sum. Extensive electrical specification. Mains supply smoke, heat and carbon monoxide detectors.

Entrance Hall 31'3" x 6'5" (9.55 x 1.97)

PVC front door and sidelights. Built in cloak store. Recessed ceiling lights.

Living Room 14'11" x 14'0" (4.57 x 4.28)

Kitchen 16'5" x 14'0" (5.01 x 4.28)

Spacious kitchen fitted with a contemporary shaker style eye and low level units, with soft closing doors and drawers. Laminate work surfaces. Under unit lighting to kitchen units. Recessed ceiling lights.

Appliances to include a gas or electric hob, extractor hood, oven, integrated fridge freezer. The PC sum provided will allow purchasers to pick their choice of tiles for the Kitchen.

Utility Room 7'8" x 6'5" (2.35 x 1.97)

Fitted to match the kitchen, with eye and low level shaker style units and laminate work surfaces. High efficiency Gas boiler. PVC back door.

Bathroom 14'0" x 7'1" (4.28 x 2.18)

The bathroom will be fitted with a contemporary suite, including a bath, thermostatically controlled shower and shower cubicles, wash hand basin and low flush W/C. The PC sum provided will allow the purchasers to pick their choice of tiles for the bathroom. Contemporary white sanitary ware including vanity unit to the en-suite and bathroom

Bedroom 1 13'11" x 12'4" (max) (4.26 x 3.77 (max))

En-suite 11'0" x 2'10" (3.37 x 0.88)

To be fitted with a shower cubicle, wash hand basin and low flush W/C. The PC sum provided will allow the purchasers to pick their choice of tiling for the en-suite.

Bedroom 2 13'11" x 10'11" (4.26 x 3.33)

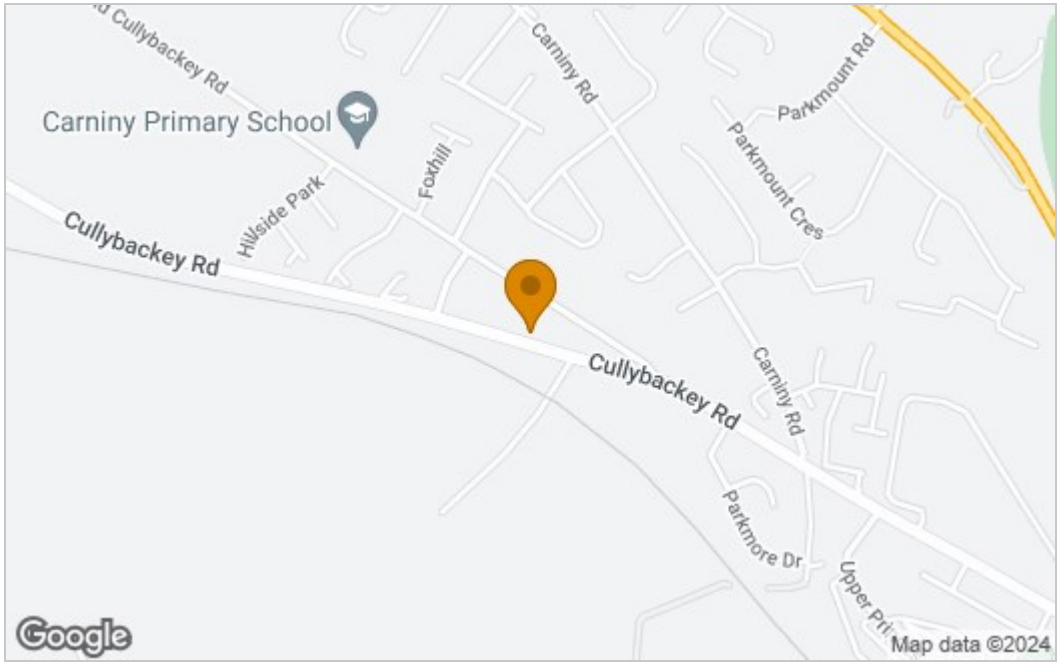
Bedroom 3 14'0" x 12'0" (4.28 x 3.67)

Outside

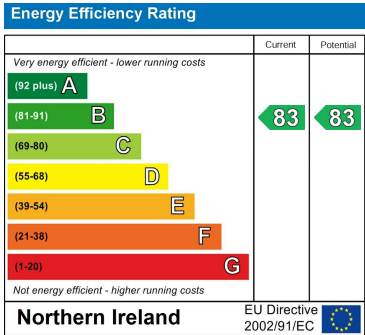
The property will have a stone mastic asphalt driveway, with lawns top soiled and sown. Wooden boundary fencing will enclose the site, with ranch fencing to the front.



Area Map



Energy Efficiency Graph



Harry Clarke & Company is a trading entity of Harry Clarke & Company Limited. Registered in N.I. Company Number NI643802

Disclaimer-These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representatives of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither Harry Clarke & Company, nor any person in it's employment has any authority to make or give any representation or warranty whatever in relation to this property. All dimensions are approximate.

42 Mill Street, Ballymena BT43 5AE || 028 256 48829 || info@harryclarke.co.uk

