



## 1a Elmwood, Ballymena, BT43 5PY

Offers in the region of £260,000



Located on the periphery of Cullybackey village, within easy walking distance of the train station, this spacious new build detached bungalow offers easily managed living accommodation in a convenient location.

The bungalow, still in the process of being constructed, will offer potential purchasers the opportunity to choose the internal finish of the property, for which a PC sum of £14,000 has been included in the asking price.

Constructed to a high standard, the property will benefit from solar panelling.

Please note, all images are for illustration purposes only.

## Property Features

- Spacious new build detached bungalow
- Large, open plan Kitchen, Dining & Living Area
- Separate Utility Room
- Three well proportioned double bedrooms, master with en-suite
- Oil fired heating system (high efficiency oil boiler)
- UPVC double glazed external windows and doors
- Highly energy efficient home (predicted to be a B rating EPC)
- Solar panels
- Finished to a high standard throughout
- Easily maintained grounds and exterior

## Accommodation

(Dimensions and Areas are approximate)

## Styling & Specification

General Features:

Highly energy efficient home (predicted to be a B rating EPC)  
High efficiency oil boiler with thermostatically controlled radiators  
UPVC double glazed windows  
Modern internal doors with quality ironmongery  
Internal walls, woodwork, ceilings painted in neutral colours throughout  
Extensive electrical specification  
Mains supply smoke, heat and carbon monoxide detectors

## FLOOR COVERS AND TILING

Ceramic floor tiling in hall, kitchen/dining and living area  
Carpet or wood effect flooring to all other rooms  
Ceramic floor tiling to bathroom and ensuite  
Full-height tiling to shower enclosure and around bath (where applicable)  
Splash back tiling to bathroom, ensuite wash hand basins

## Entrance Hall

PVC front door and sidelights.  
Built in airing cupboard.

## Open plan Kitchen, Living and Dining Area 35'5" x 13'1" (10.8 x 4)

Spacious open plan Kitchen, Living and Dining Area.

Kitchen:  
Contemporary kitchen with choice of units, door handles and worktops.  
Integrated appliances in houses to include electric hob, electric oven, extractor hood, and fridge freezer.  
Ceramic floor tiling.

## Utility Room 8'2" x 6'6" (2.5 x 2)

Fitted to match the kitchen with a with choice of units, door handles and worktops.  
Ceramic floor tiling.

## Bedroom 1 11'1" x 10'9" (3.4 x 3.3)

Plus space for a built in wardrobe. Please note wardrobe not included.

## Bedroom 2 10'9" x 11'1" (3.3 x 3.4)

### **Bedroom 3 10'2" x 11'1" (3.1 x 3.4)**

Plus space for a built in wardrobe. Please note wardrobe not included.  
En-suite off.

### **En-suite 2'11" x 10'2" (0.9 x 3.1)**

Contemporary white sanitary ware with chrome fittings.  
Ceramic floor tiling.  
Full-height tiling to shower enclosure.  
Splash back tiling to wash hand basins.

### **Bathroom 10'2" x 7'2" (3.1 x 2.2)**

Contemporary white sanitary ware with chrome fittings.  
Ceramic floor tiling.  
Full-height tiling to shower enclosure and around bath (where applicable).  
Splash back tiling to wash hand basins.

### **EXTERNAL FEATURES**

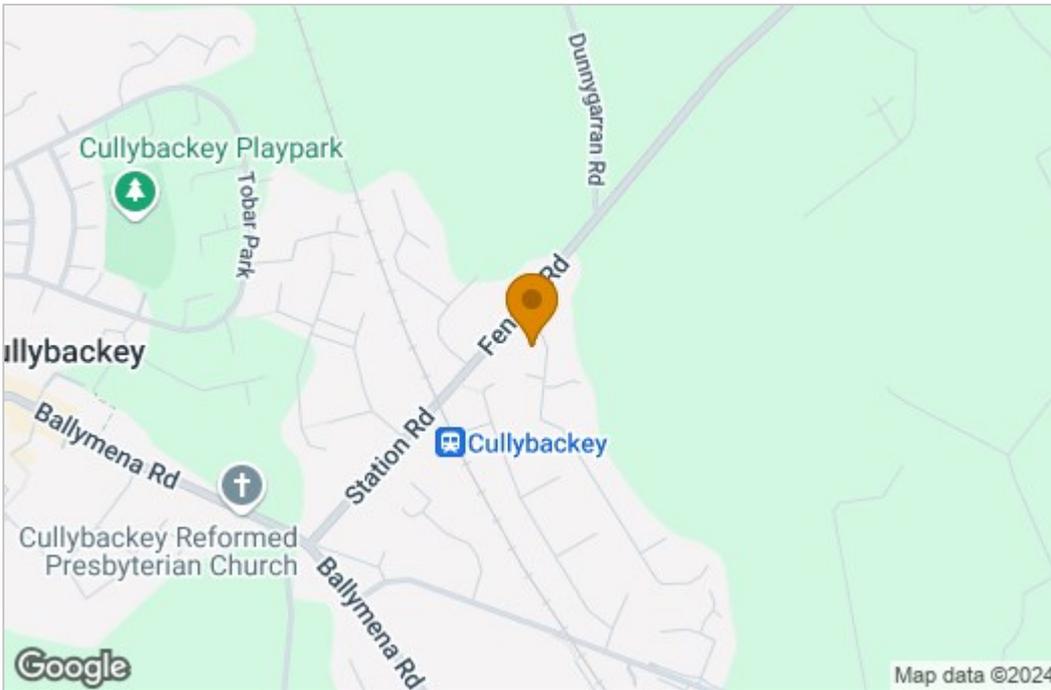
High standard of floor, wall and loft insulation to ensure minimal heat loss.  
Tarmac driveway to the rear with ample car parking space.  
Maintenance-free uPVC energy-efficient double glazing with a lockable system (where applicable).  
Front garden top soiled & sown out



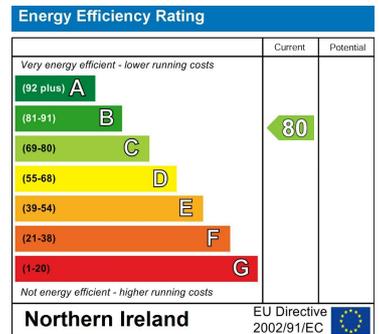
# Floor Plan



# Area Map



# Energy Efficiency Graph



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