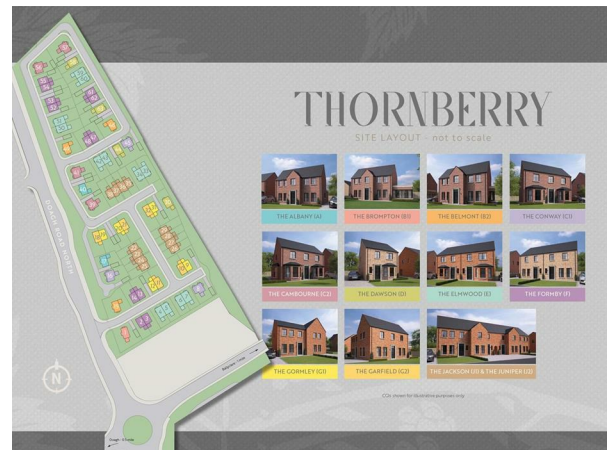


Site 56 (No 42) Thornberry, Ballyclare, BT39 9ZS



£350,000

Traditional architecture with sophisticated interiors to suit every lifestyle

This outstanding new destination on the outskirts of Ballyclare combines traditional architecture with modern sophisticated interiors to create a superb collection of new homes designed to suit every lifestyle. The countryside location coupled with excellent accessibility offers the very best of County Antrim living.

These exquisite new homes are set back off the new road with a buffer of rich planting, landscaping and green space to create a wonderful natural environment. Rectory Park has been planned with the natural surroundings and the great outdoors in mind. This is an ideal place for families to grow, live, work and play within the beautiful County Antrim countryside, yet never too far away from the action!

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

QUALITY SPECIFICATION

KITCHENS & UTILITY ROOMS

- Contemporary kitchen with choice of kitchen units, door handles and worktops
- Integrated appliances in houses to include electric hob, electric oven, extractor hood, fridge freezer and dishwasher
- Houses will be plumbed for washer / dryer (where applicable)
- Recessed energy efficient LED spotlights to ceilings in kitchen
- Ceramic floor tiling to kitchen and dining areas (where applicable)
- Tiled splashback to kitchen

BATHROOMS, ENSUITES AND WCS

- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to ceilings
- Ceramic floor tiling
- Multi board (choice of colours) finish around shower enclosures
- Thermostatically controlled showers (where applicable)
- Heated chrome towel radiator to bathroom and ensuite
- Splashback tiling to bathroom and ensuite wash hand basins

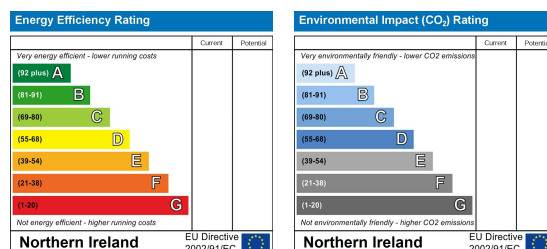
INTERNAL FEATURES

- High thermal insulation and energy efficiency rating
- Stained oak handrail to stairs with white painted spindles (where applicable)
- Primed interior doors with quality ironmongery
- Bevelled skirting and architrave
- Carpets and underlay to lounge, stairs, landing and bedrooms
- Tiling to hall, kitchen and bathroom floors
- Mains supply smoke, carbon monoxide and heat detectors
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Gas fired central heating with high efficiency boiler
- Focal point electric fire as optional extra (where applicable)

EXTERNAL FEATURES

- Gravel driveway (tarmac available as optional extra)
- 10 year warranty
- Front gardens turfed and rear gardens topsoiled
- Rear gardens to have perimeter vertical timber fencing
- Double glazed high performance uPVC windows
- GRP composite front door with 5 point locking system
- Garden room available as optional extra (where applicable)
- Paved patio area to rear
- Exterior light to rear door

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



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None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

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