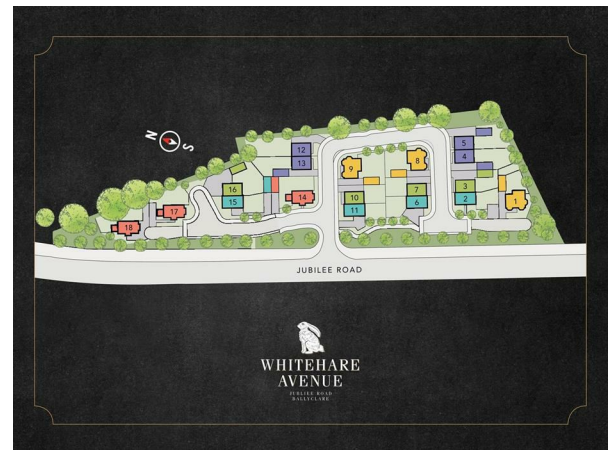


Site 17 (No 2) Whitehare Avenue, Ballyclare, BT39 8AQ



£295,000

WELCOME TO WHITEHARE AVENUE,
JUBILEE ROAD, BALLYCLARE

An exclusive development of only 18 family homes featuring a premium level of finish.

A LIFESTYLE WITH A BREATH OF FRESH AIR

Enjoying a tranquil location just off Jubilee Road, bordered to the rear by mature trees and the pitches of Ballyclare RFC, Whitehare Avenue is a small, exclusive development of only 18 three and four bedroom family homes featuring a premium

>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

KITCHEN – THE HEART OF THE HOME

- * Superior traditional or modern fitted kitchen with a choice of doors, worktops and handles
- * We have tailored the layout design to optimise the unit and worktop space in each kitchen
- * Integrated appliances will include hob, electric oven and hood, fridge freezer and dishwasher
- * Concealed underlighting to high level units
- * Low voltage down lights
- * One feature pendant light

UTILITY ROOM (where applicable)

- * High quality utility units with choice of door finishes, worktops and handles
- * Space for washing machine and tumble dryer

SANITARY WARE

- * Choice of luxury, contemporary white sanitary ware and elegant fittings to bathrooms, ensuites and wcs from nominated supplier
- * Low profile shower tray with contemporary glass panels and doors to ensuites
- * Heated chrome towel rails to bathroom and ensuites
- * Low voltage down lights to ensuites

FLOORING

- * Colour choice of premium carpet and underlay in lounge, bedrooms, stairs and landing from nominated supplier
- * Choice of tiled floor to kitchen / dining / family, utility, bathroom, ensuite and wc from nominated supplier

HEATING

- * High energy efficient gas boiler
- * Underfloor heating to ground floor and radiators to first floor
- * Smart home technology app to control heating
- * PIV ventilation system - helps prevent condensation and mould growth
- * PV solar panels

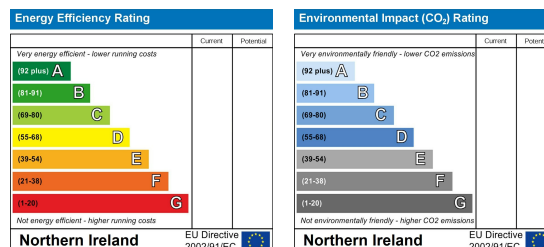
INTERNAL FINISHES

- * Extra high 2.65m ceiling heights
- * Painted internal walls and ceilings in white emulsion
- * Pre finished internal doors with quality ironmongery
- * Painted skirting boards and architraves
- * Extensive range of electrical sockets, switches and telephone points
- * Master TV point in lounge
- * Mains smoke, heat and carbon monoxide detectors
- * Wood burning stove in The Purdey and The Lennox
- * Focal point electric fire in The Turner, The McMeekin and The Dugan
- * USB sockets in bedrooms and kitchen

EXTERNAL FINISHES

- * Front gardens turfed and rear gardens sown in grass seed
- * Planting to include hedging and trees to selected areas within the development
- * Estate railings to selected areas
- * Flagged patio areas and paths
- * Tarmac driveway
- * Front and rear external lighting
- * Outside water supply
- * uPVC double glazed windows in anthracite frames
- * Outside power supply
- * Garages available as an optional extra on selected sites
- * Structural provision for shed / home office available as optional extra
- * Smart home door bell

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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