



OAK LANE  
BALLYMONEY

# Sites 2 & 3



4 BEDROOM SEMI-DETACHED  
CIRCA 1,180 SQ FT

## (House Type 2) Oak Lane, Market Street Ballymoney, BT53 6RH



Oak Lane is an exciting Development of 5 'A Energy Rated' modern new homes, conveniently located just off Market Street, Ballymoney.

This exclusive development of detached and semi-detached properties are thoughtfully designed, beautifully built and will provide elegant, spacious and highly energy efficient family homes.

A choice of contemporary homes with landscaped gardens, tarmac driveways, paved patio areas, and full turnkey finishes all with spacious living accommodation.

Ideally situated less than 0.5 miles from the Main A26 Frosses Road, offering excellent commuter links to Coleraine, Ballymena and beyond, whilst still within walking from Ballymoney town centre, close to all local schools and amenities.

Perfectly suited to family life, this private development offers a high quality specification with some stunning internal features that is sure to appeal to first time buyers, young professionals and growing families alike.

**No Price**

### Viewing

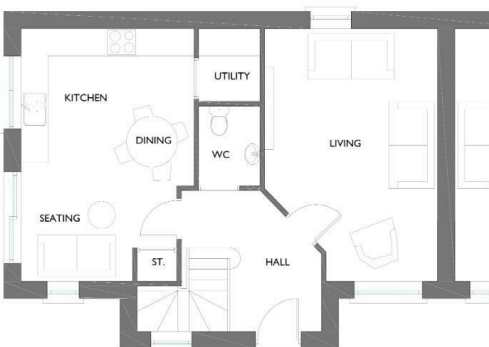
Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.

- LUXURY PRIVATE NEW DEVELOPMENT
- 'A' ENERGY RATED MODERN FAMILY HOMES
- TRIPLE GLAZING THROUGHOUT
- 4 BEDROOM SEMI-DETACHED
- CONTEMPORARY TURNKEY FINISHES
- MAINS GAS HEATING
- CONVENIENT LOCATION
- DESIGNED FOR MODERN FAMILY LIVING



# House Type 2

Sites 2 & 3



SITE 3 - HOUSE TYPE 2 / 1180sqft  
GROUND FLOOR PLAN

ground floor



SITE 3 - HOUSE TYPE 2  
FIRST FLOOR PLAN

first floor

TOTAL FLOOR AREA - circa 1,180 sq ft



This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Northern Ireland

EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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## Site Plan



House Type 1 3 bed - 1,100 sq ft House Type 2 4 bed - 1,180 sq ft House Type 3 4 bed - 1,200 sq ft

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.

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