

319 Antrim Road Newtownabbey BT36 5DY

T: 028 90 832 832 colingrahamresidential.com



The Cairns At Springwater, Jubilee Road, Ballyclare, BT39 9JD

Coming soon

EPC Rating





The Cairns At Springwater, Ballyclare, BT39 9JD







PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

FURNISHED CLOAKROOM

LOUNGE 17'4" x 10'8" (into bay)

KITCHEN THROUGH DINING ROOM OPEN TO LIVING AREA $17'6" \times 10'10"$

UTILITY ROOM 10'8" x 5'4"

FIRST FLOOR

LANDING

PRINCIPAL BEDROOM 14'0" x 14'0"

EN SUITE SHOWER ROOM 8'1" x 6'5" (wps)

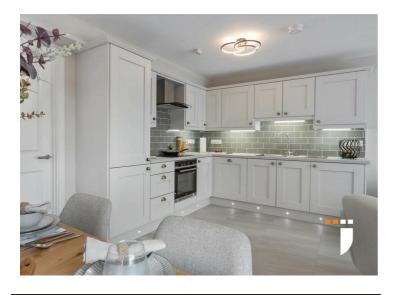
BEDROOM 2 10'10" x 10'2" (wps)

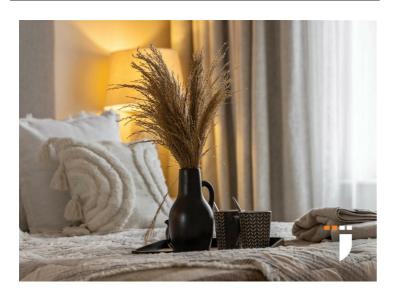
BEDROOM 3 11'11" x 10'8" (wps)

BEDROOM 4 9'8" x 7'4"

BATHROOM 7'11 x 7'4

SPECIFICATION







GENERAL FEATURES

- Gas high efficiency boiler with thermostatically controlled radiators
- White four panel doors with chrome handles
- Extensive electrical specification to include pre-wire for BT and Sky+ and with Ultrafast broadband speeds of up to 1000 Mps available
- Internal walls, ceilings and woodwork painted in neutral colours
- Entrance hall, kitchen and dining area floors tiled
- Carpets to lounge and bedrooms
- Ember PS Smart Heating Control System Control your heating system anywhere, anytime from the palm of your hand, with this wifi ready RF thermostat (electronic sensors that communicate by radio signals to the the boiler to provide the ideal room temperature) and it's free app, making it possible to add multiple users, boost, change schedules activate holiday mode and more
- x1 USB double socket in kitchen and all bedrooms
- Ethernet port in smaller bedroom
- Mains supply smoke, heat and carbon monoxide detectors
- uPVC double glazed windows
- 2 year defects liability period by Hagan Homes
- 10 year NHBC structural warranty

KITCHEN

- A choice of quality kitchen doors, worktop colours and handles
- Contemporary underlighting to kitchen units
- Floor level mood lighting
- Ceramic floor & partial wall tiling from superior range
- Appliances to include electric oven, hob and stainless steel and glass extractor hood
- Integrated washing machine, except where utility room is provided These will include a free standing washing machine and tumble dryer
- Integrated dishwasher
- Integrated fridge / freezer

BATHROOM, ENSUITE & WC

- Contemporary white sanitary ware
- Thermostatically controlled bath / shower mixer and screen
- Soft close toilet seat and cover
- Clicker waste system in wash hand basin
- Ceramic floor and partial wall tiling fitted from a superior range
- Chrome heated towel rail
- $-\operatorname{\sf Ensuite}$ with thermostatically controlled shower mixer and screen
- Separate shower enclosure (where applicable)









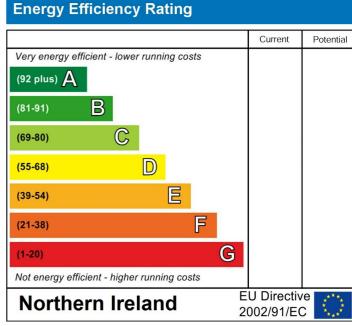
- External lighting to front and rear doors
- Rear gardens to be grassed
- Decorative flagged path around dwellings with bitmac parking area (where applicable)
- Outside water tap
- Extensive landscaping across entire development

The Cairns at Springwater, Ballyclare, is a beautifully designed four-bedroom detached home, offering spacious and stylish living across two floors with 1,384 sq ft of well-planned space.

The home features two elegant bay-windowed reception rooms, an open-plan kitchen and dining area, and a dedicated utility room for added convenience. Upstairs, the master bedroom benefits from an ensuite, while three additional bedrooms and a family bathroom provide ample space for modern family life.

With its timeless exterior and high-quality interior layout, the Cairns is a perfect blend of classic charm and contemporary comfort.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements





Awards

Telegraph
PROPERTY
AWARDS 2018

Telegraph
PROPERTY
AWARDS 2019
In partnership with









Proudly sponsoring



