



## New Dwelling To Rear Of 11 Castle Road, Antrim, BT41 4NA

- New Build, Detached, Family Home
- Kitchen Through Dining Room
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Gardens Front and Rear
- Four Bedroom; Two+ Reception
- Sun Lounge
- Family Bathroom; Principal En Suite
- Private Driveway; Matching Detached Garage
- Turnkey Specification

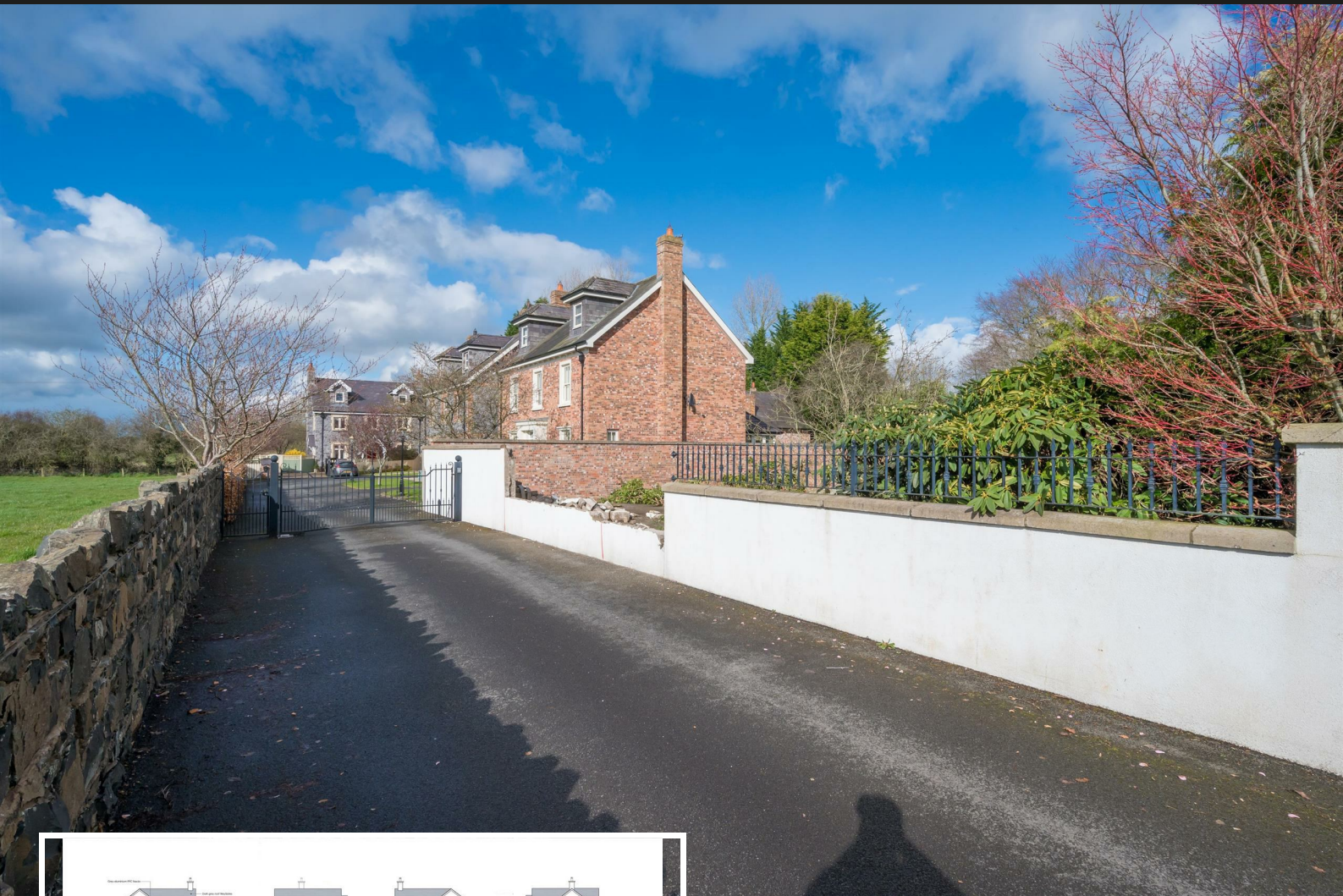
Offers Over £365,000

EPC Rating





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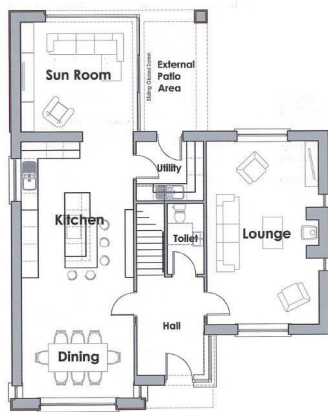


## PROPERTY DESCRIPTION

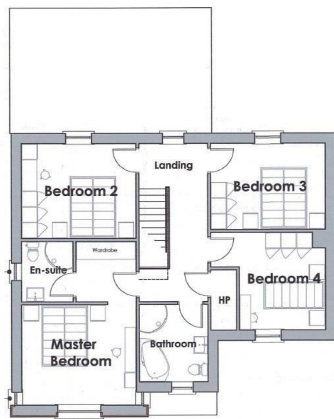
### SPECIFICATION

Traditional block built, insulated cavity wall construction, with render finish.  
External secure multi locking door-sets to front and rear entrances.  
Oil heating.  
Black PVC double glazed windows.  
Internal panelled doors painted satin white finish with contemporary styled handle.  
Ceilings painted white and internal walls to be painted with a neutral colour throughout.  
Choice of kitchen and utility room finishes.  
Choice of floor (and splash back tiling where applicable) to hall, kitchen, utility room, furnished cloakroom, bathroom, and en suite shower room.  
Choice of carpet or wood laminate floor covering elsewhere.  
Contemporary sanitary ware throughout.  
Profiled high skirting and architraves with painted finish.  
Energy efficient, recessed down lighting in kitchen/dining and bathrooms.  
Energy efficient pendant lights to all the other rooms.  
Ample power sockets throughout, with TV points to living rooms and bedrooms.  
Smoke, heat and carbon monoxide detectors to comply with building control regulations.  
Telephone/internet point.  
5KW wood burning stove to lounge/family room.  
Driveway finished in tarmac.  
Matching detached single garage.

### PLEASE NOTE:



Additional options/extras may be considered but they can only be incorporated into the property if a binding contract is in existence between all parties at the requisite stage of construction. This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, these contents do not form part of or constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.







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**Impressive, detached, new build, family home, extending to c.2,000 sq ft (plus garage), situated within an exclusive, cul-de-sac development off Castle Road, Antrim.**

**The property is being offered with a turnkey specification and accommodation comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, sun lounge, utility room, four well-proportioned bedrooms, to include principal en suite, and separate family bathroom.**

**Externally, the property enjoys private driveway, matching detached garage, and garden areas to front and rear.**

**Other attributes include oil heating, PVC double glazing and convenient location.**

**Early interest highly recommended to avoid disappointment.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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