



Site 20, The Cairns At Springwater, Jubilee Road, Ballyclare, BT39  
QID

Asking Price £304,950

EPC Rating





## 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" x 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



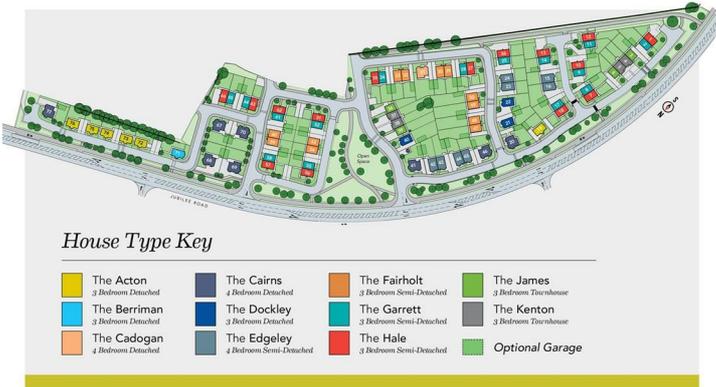
#### GENERAL FEATURES

- 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 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

#### Site Layout

#### SPRINGWATER

Jubilee Road, Ballyclare BT39



#### 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
- Plumbed for washing machine and dishwasher where applicable. Space for tumble dryer where applicable.
- 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
- Ensuite with thermostatically controlled shower mixer and screen
- Separate shower enclosure (where applicable)

#### EXTERNAL FEATURES

**COLIN  
GRAHAM  
RESIDENTIAL**  
**...WE SELL HOUSES**



- 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
- All communal areas and amenity areas are to be maintained by a management company - Management fee to be confirmed

**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.**



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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