

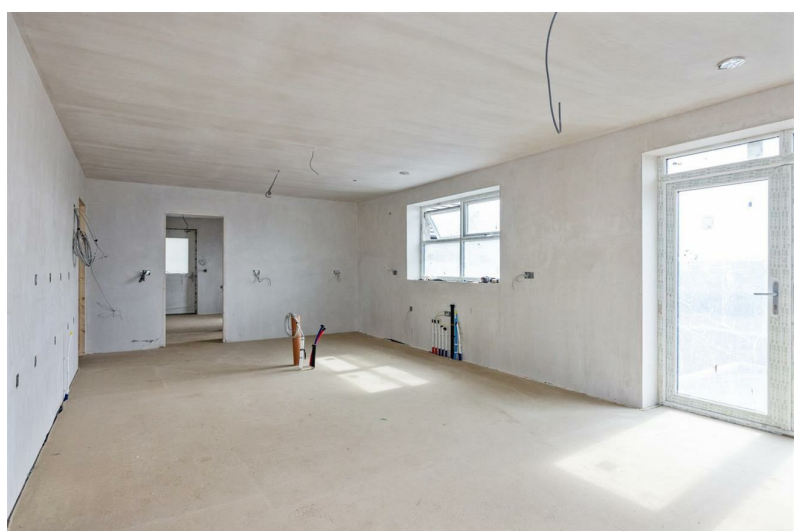


## 65c Kilgad Road, Kells, BT42 3HX

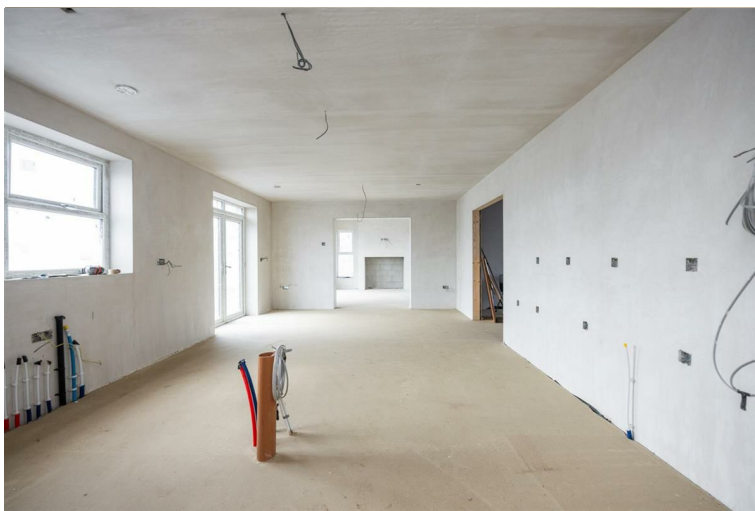
- New Build Detached Home (c.2,700 Sq Ft)
- 5 Bed; 2+ Rec or 4 Bed; 3+ Rec
- Open Plan Kitchen Through Living / Dining
- Oil Heating; Underfloor Heating To Both Floors
- Private Driveway; Matching Detached Garage
- Adaptable & Generous Accommodation
- £41,000 Allowance Towards Turnkey Specification
- Family Bathroom; Two En Suite; Furnished Cloakroom
- PV Solar Panels With Battery Storage
- Gardens Top Soiled & Seeded; Rural Aspect

Offers Over **£495,000**

EPC Rating



65c Kilgad Road, Kells, BT42 3HX



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, double glazed front entrance door with twin PVC double glazed side screens. Dual aspect windows. Open string stairwell with oak treads and handrail, leading to first floor.

#### LOUNGE 16'3" x 15'6"

Recess for wood burning or gas stove. Dual aspect windows with twin windows to front elevation.

#### FAMILY ROOM / BEDROOM 5 15'7" x 13'2"

Twin windows to front elevation. Access into:

#### KITCHEN THROUGH DINING ROOM 26'4" x 14'1"

PVC double glazed French patio doors to rear garden. Open arch into:

#### SUN LOUNGE 15'8" x 14'8"

Recess for wood burning or gas stove. Dual aspect windows with twin windows to front elevation. PVC double glazed French patio doors with matching side screens leading to rear garden.

#### UTILITY ROOM 15'5" x 11'4" (wps)

Composite, double glazed door leading to driveway.

#### FURNISHED CLOAKROOM

Plumbed for white two piece suite.

### FIRST FLOOR

#### GALLERY STYLE LANDING

Access to roof space and large hot press store.



### **PRINCIPAL BEDROOM 15'7" x 13'4"**

Dual aspect windows with twin windows to front elevation enjoying rural views.

### **EN SUITE SHOWER ROOM 9'11" x 3'10"**

Plumbed for three piece suite comprising shower enclosure, wash hand basin and WC.

### **GUEST BEDROOM 15'5" x 12'0" (wps)**

Dual aspect windows with twin windows to front elevation enjoying rural views.

### **EN SUITE SHOWER ROOM 11'10" x 3'9"**

Plumbed for three piece suite comprising shower enclosure, wash hand basin and WC.

### **BEDROOM 3 14'4" x 14'4" (wps)**

Dual aspect windows enjoying rural views.

### **BEDROOM 4 11'10" x 11'4"**

Dual aspect windows enjoying rural views.

### **FAMILY BATHROOM 10'0" x 9'7"**

Plumbed for four piece suite comprising panelled bath, separate shower enclosure, wash hand basin and WC.

### **EXTERNAL**

Twin pillars leading to generous sized private driveway area finished in bitmac.

Front garden area top soiled and seeded for lawn.

Large rear garden top soiled and seeded for lawn with paved patio area.

Rural aspects front and rear.

PVC oil storage tank.

PV Solar panels with battery storage.

External lighting.

Hot and cold outside taps.

### **LARGE DETACHED MATCHING GARAGE 19'8" x 16'2"**

PVC coated roller shutter door to front. Separate PVC service door. Oil fired central heating boiler.

Light and power.

### **SPECIFICATION**

#### **KITCHEN AND UTILITY ROOM**

Generous PC sum of £20,000 to choose your luxury kitchen and utility from Nobel Kitchens. Space for freestanding appliances in utility room.

#### **BATHROOM, EN SUITE & FURNISHED CLOAKROOM**

Generous PC sum of £6,000 has been allowed to use with any sanitary ware supplier of your choice.

#### **FLOOR COVERING & TILING**

Generous PC sum of £15,000 has been allowed to select your own tile and carpet options.

#### **ELECTRICAL**

Comprehensive range of electrical outlets.

TV points in lounge, kitchen / dining and principal bedroom.

CAT5e point to lounge and bedrooms.

Smoke, heat and carbon monoxide detectors.

Prewired for security alarm and broadband.

Downlighters in kitchen, bathroom and ensuite.

Cabling installed to entrance to enable you to fit your own electric gates.

#### **HEATING**

Oil fired heating system with Wi-Fi enabled heating controls.

Underfloor heating to both ground and first floor.

MVHR – Heat recovery system.

#### **INTERNAL FEATURES**

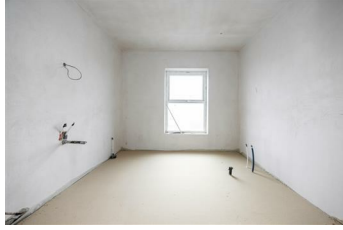
Wood burning stove and gas stove supplied.

Solid internal doors with quality ironmongery.

White open string stairwell with oak treads and handrail.

Insulated to new building standards with extremely high SAP ratings.





## EXTERNAL FEATURES

- Composite front and rear doors.
- UPVC double glazed windows.
- Bitmac driveways.
- Front and rear gardens seeded.
- Timber fencing side and rear.
- Feature external lighting to front door.
- Rear outside hot and cold water supply.
- Paved patio area.
- Metal estate fencing to the front of the dwellings.
- PV Solar panels with battery storage.

**Opportunity to purchase one (of only two), impressive, detached, new build, family homes, extending to c.2,700 sq ft, plus large matching detached garage, occupying a generous sized site enjoying rural aspects, situated off the Kilgad Road, Kells, Ballymena.**

**The property will be finished to a generous turnkey specification to include a PC sum of £41,000 towards kitchen, utility room, sanitary ware, floor coverings, and tiling.**

**Offering adaptable accommodation, the property will comprise entrance hall, lounge with wood burning/gas stove, separate family room/bedroom five, large open plan kitchen through living / dining room with open arch into sun lounge with wood burning/gas stove, utility room, furnished cloakroom, four well proportioned first floor bedrooms, to include principal and guest bedrooms both with en suite shower room, and separate family bathroom with four piece suite.**

**Externally the property enjoys a generous sized private driveway area finished in bitmac, large matching detached garage, front garden area top soiled and seeded for lawn, and large rear garden top soiled and seeded for lawn with a paved patio area.**

**Other attributes include oil fired central heating with Wi-Fi enabled heating controls (underfloor heating to ground and first floor), PVC double glazing, PV solar panels with battery storage, and rural aspects front and rear.**

**Early viewing 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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