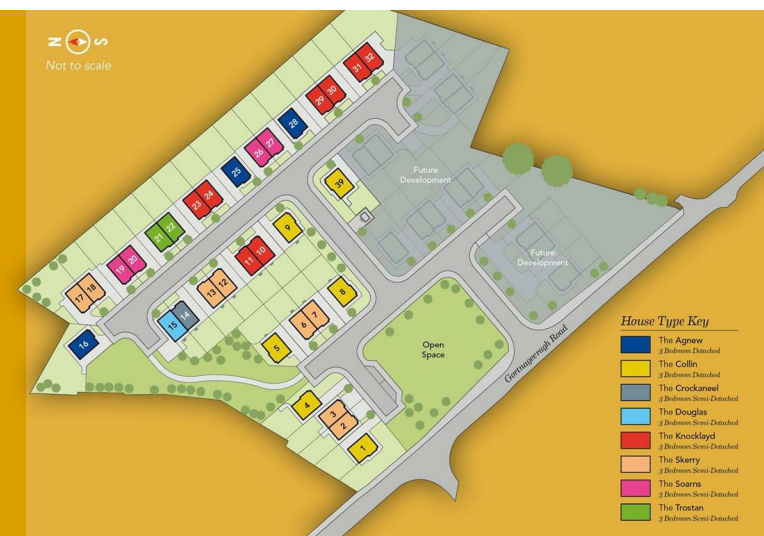




## Site 18 Carncormick Meadow

Gortnageeragh Road, Cargan, Ballymena, BT43 7JU

Asking Price £169,950



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## QUALITY SPECIFICATION

### GENERAL FEATURE

- Gas high efficiency boiler with thermostatically controlled radiators
- Internal doors: White four panel doors with chrome handles
- Extensive electrical specification to include pre-wire for BT & Sky Q
- Ultrafast Full Fibre Broadband available through BT Openreach with up to 1000Mbps download & up to 220Mbps upload speeds available
- Internal walls, ceilings and woodwork painted in neutral colours
- Carpets to lounge, stairs, landing and bedrooms
- Ember PS Smart Heating Control System - Control your heating system anywhere, anytime from the palm of your hand, with this wifi ready 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
- Wired ethernet ports in lounge and all bedrooms
- 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

- Quality fitted kitchen
- Contemporary underlighting to kitchen units
- Floor level mood lighting
- Ceramic floor and partial wall tiling from superior

range

- Appliances to include electric oven, hob and stainless steel & glass extractor hood
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washing machine

### 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
- Chrome heated towel rail
- Ceramic floor and partial wall tiling fitted from a superior range
- Ensuite (where applicable) with thermostatically controlled shower mixer and screen

### EXTERNAL FEATURES

- External lighting to front and rear doors
- All front and back gardens to be grassed
- Outside water tap
- Bitmac parking areas
- Extensive landscaping across entire development
- All communal areas and amenity areas are to be maintained by a management company, management fee to be confirmed

Tel: 02825655733



Road Map



Hybrid Map



Terrain Map



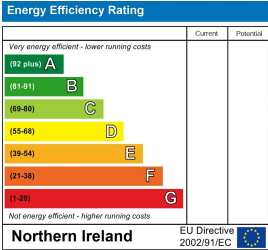
Floor Plan



Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property. Edmondson Estates have not tested any services, equipment, or facilities within the premises and will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.