

JAMES
COURT
✦ RANDALSTOWN ✦

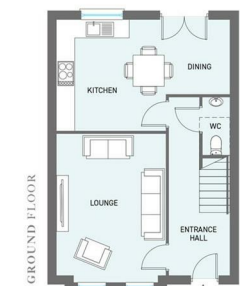


THE ADAMS 3 bedrooms detached family home

Site 22 James Court

Randalstown, Antrim, BT41 2EE

Asking Price £247,950



GROUND FLOOR

Entrance Hall with separate WC
Lounge ft 15'9" x 11'6" m 4.80 x 3.50
Kitchen | Dining ft 18'4" x 11'10" m 5.60 x 3.60



FIRST FLOOR

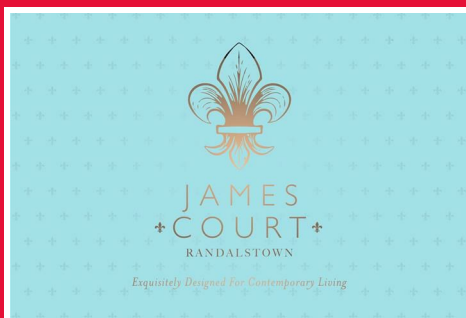
Principal Bedroom ft 13'5" x 9'10" m 4.10 x 3.00
Ensuite ft 8'6" x 3'7" m 2.60 x 1.00
Bedroom 2 ft 10'10" x 10'10" m 3.30 x 3.30
Bedroom 3 ft 10'2" x 8'3" m 3.10 x 2.50
Bathroom ft 7'3" x 6'5" m 2.20 x 2.00



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SPECIFICATION

INTERIOR

- White ceilings
- Ammonite grey coloured walls
- 4 panel white internal doors
- Bevelled 5inch skirting and 3inch architrave
- Wired for security alarm
- Pressurised oil-fired central heating system
- USB point to all bedrooms & kitchen
- Kitchens fitted by James McCloy Joinery
- Integrated appliances - Hob, oven, extractor, fridge freezer, washing machine and dishwasher
- High level TV point above
- Bathroom and sanitary ware:
 - bath with mixer shower over
 - half pedestal wall mounted wash hand basin
 - low flush W/C
 - "Multi-Panel" wall cladding to shower in en-suite (where applicable)
- Carpets to living room, stairs, landing and all bedrooms
- Floor tiling to entrance hall, kitchen / dining, and ground floor W/C
- Waterproof vinyl click flooring to Bathroom and en-suite (where applicable)

EXTERIOR

- Flat profile concrete roof tiles
- Seamless aluminium guttering
- PVC downspouts
- Part smooth white render & part finished in "Clad Stone"
- Anthracite coloured composite front door

- Anthracite coloured PVC double glazed windows
- Outside tap & light to rear
- Tarmac drive
- Tegula brick path to front
- Paving slab pathway to rear
- Paved 8'x8' patio to rear
- Gardens top soiled and sowed out to front & rear
- 5ft. lapboard fencing to rear and sides
- Solar Panels – 2kw PV system



Road Map



Hybrid Map



Terrain Map



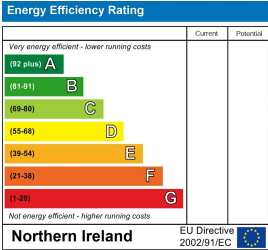
Floor Plan



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



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