

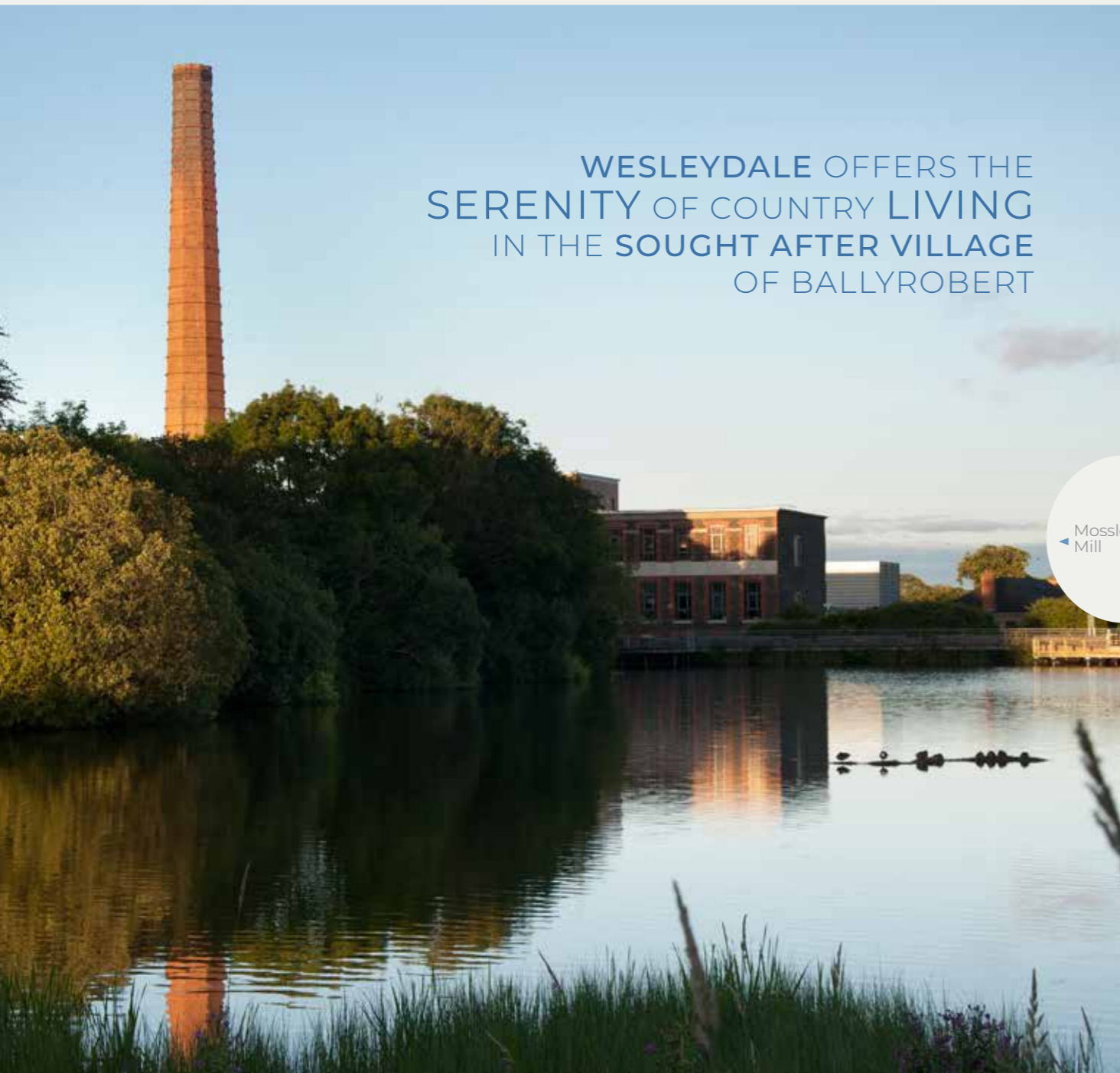
WESLEYDALE

BALLYROBERT VILLAGE · COUNTY ANTRIM



5 ELEGANT DETACHED FAMILY HOMES

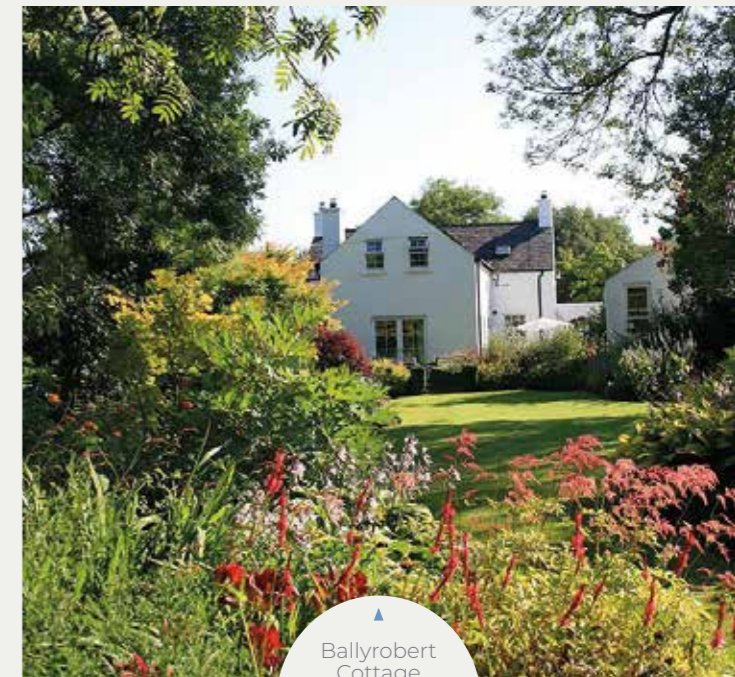
WESLEYDALE OFFERS THE
SERENITY OF COUNTRY LIVING
IN THE SOUGHT AFTER VILLAGE
OF BALLYROBERT



◀ Mossley Mill



▲ Time Coffee House



▲ Ballyrobert Cottage



▲ Ballyrobert Square



▲ Greenacres Golf Centre

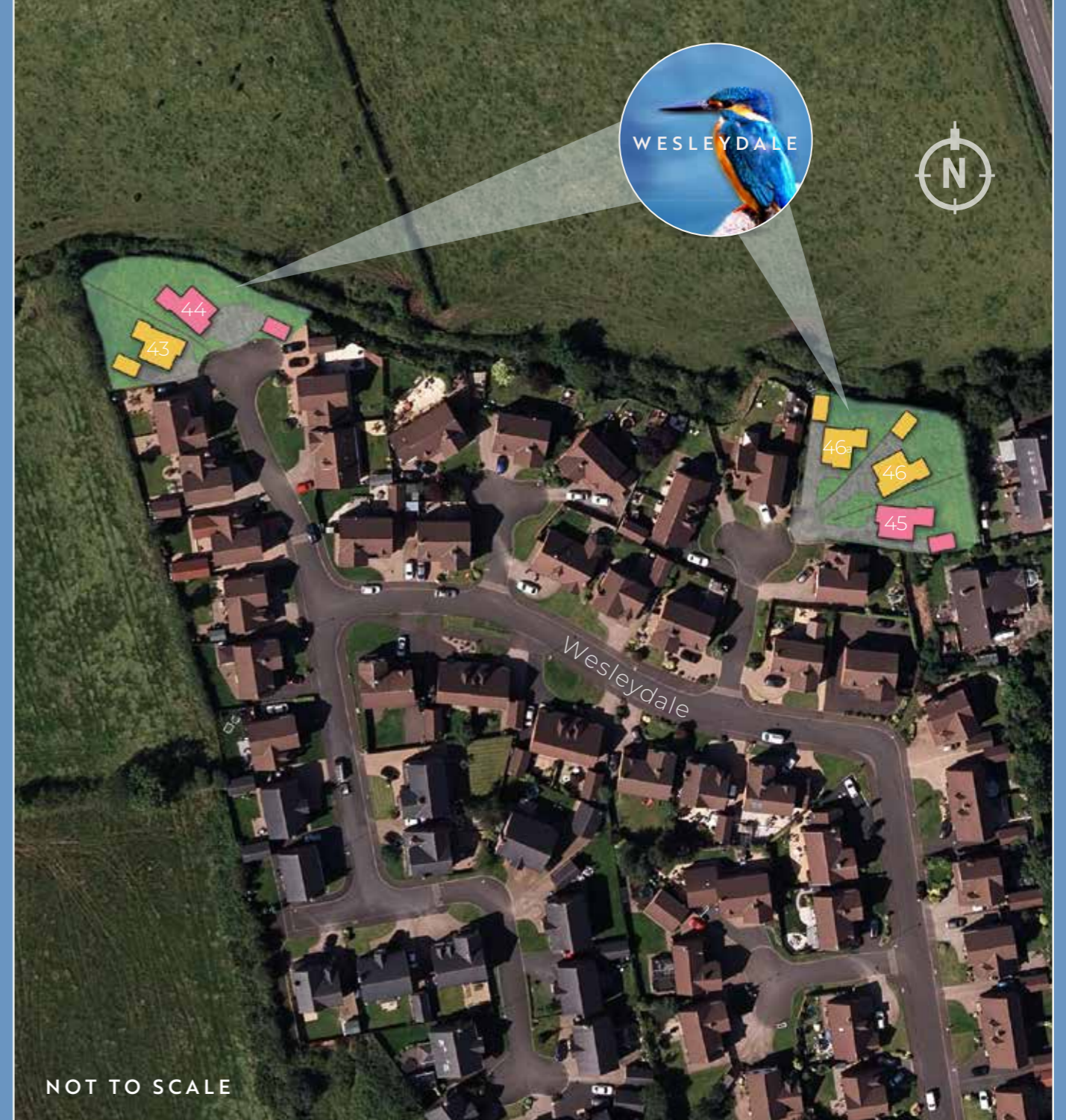
Nestled in 2 secluded corners of the extremely popular Wesleydale development and backing on to rolling countryside, these final 5 family homes merge outstanding architectural period detailing with modern contemporary interiors.

The local area offers exceptional opportunities to unwind at award winning theatres, hotels and restaurants including Sleepy Hollow, The Rabbit, The Hilton Templepatrick, The Dunadry Hotel and Theatre at The Mill to name just a few.

The peaceful village of Ballyrobert combines countryside living with excellent connections. The M2 motorway offers quick and easy access to Belfast, the vibrant market town of Ballyclare can be reached within a few minutes and the schools, shops and recreational facilities of Newtownabbey are just over 5 minutes away.



LOCATION MAP



SITE LAYOUT



THE BAKER



THE KINGFISHER



THE BAKER

SITE Nos 43 | 46 | 46A

4 BEDROOM DETACHED FAMILY HOME

SITE 43: TOTAL FLOOR AREA 1570 sq. ft. approx

SITE 46 & 46A: TOTAL FLOOR AREA 1525 sq. ft. approx

SITE 43: GROUND FLOOR Ft/Inch

Entrance Hall with separate WC	
Lounge	16'2" x 11'6"
Kitchen Dining	23'8" x 14'6"
Garden Room	14'5" x 11'5"
Utility	8'0" x 4'0"

SITE 43: FIRST FLOOR Ft/Inch

Master Bedroom	16'0" x 11'6"
Ensuite	7'0" x 4'0"
Bedroom 2 (max)	13'6" x 11'6"
Bedroom 3	10'9" x 8'0"
Bedroom 4	9'6" x 8'0"
Bathroom	10'9" x 7'0"

NOTE: Sites 46 and 46a will be 8" narrower overall which means that room dimensions will vary slightly



THE KINGFISHER

SITE Nos 44 | 45

4 BEDROOM DETACHED FAMILY HOME

SITE 44: TOTAL FLOOR AREA 1550 sq. ft. approx

SITE 45: TOTAL FLOOR AREA 1515 sq. ft. approx

SITE 44: GROUND FLOOR Ft/Inch

Entrance Hall with separate WC	
Lounge	16'2" x 11'6"
Kitchen Dining	23'8" x 14'6"
Garden Room	11'5" x 11'5"
Utility	8'0" x 4'0"

SITE 44: FIRST FLOOR Ft/Inch

Master Bedroom	16'0" x 11'6"
Ensuite	7'0" x 4'0"
Bedroom 2 (max)	13'6" x 11'6"
Bedroom 3	10'9" x 8'0"
Bedroom 4	9'6" x 8'0"
Bathroom	10'9" x 7'0"

NOTE: SITE 45 will be 8" narrower overall which means that room dimensions will vary slightly

QUALITY, ATTENTION TO DETAIL, AND A SUPERIOR SPECIFICATION...



KITCHEN

- Luxury kitchen with a choice of doors and worktops
- We have tailored the layout design to optimise the unit and worktop space in each kitchen
- Integrated appliances will include hob, electric oven and hood, fridge freezer and dishwasher
- Concealed underlighting to high level units
- Low voltage down lights

UTILITY ROOM

- High quality utility units with choice of door finishes, worktops and handles
- Space for washing machine and tumble drier

SANITARY WARE

- Contemporary white sanitary ware with quality chrome fittings to bathrooms, ensuites and wcs
- Low profile shower tray with contemporary glass panels and doors to bathroom
- Heated chrome towel rails to bathroom and ensuites
- Low voltage down lights

FLOORING

- Quality carpet and underlay in Lounge, Bedrooms, stairs and landing
- Tiled floor to Kitchen, Dining, Garden Room, Utility, Bathroom, Ensuite, Hall and WC

HEATING

- Oil fired central heating
- Energy efficient boiler
- Stove or fireplace fitted

INTERNAL FINISHES

- Painted internal walls and ceilings
- Oak internal doors with quality ironmongery
- Painted skirting boards and architraves
- Comprehensive range of electrical sockets, switches and telephone points
- Master TV point in Lounge
- Wired for security alarm
- Mains smoke and carbon monoxide detectors

EXTERNAL FINISHES

- Front gardens turfed and rear gardens sown in grass seed
- Flagged patio areas
- Gravel driveway
- Front and rear external lighting
- Outside water supply
- uPVC double glazed windows
- Garage available as optional extra

SELLING AGENT:



028 9083 0803
country-estates.com

DEVELOPED BY:



028 9335 2174
kennyhomes.co.uk

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