

SITE FOUR

78 NUTTS CORNER ROAD, ANTRIM



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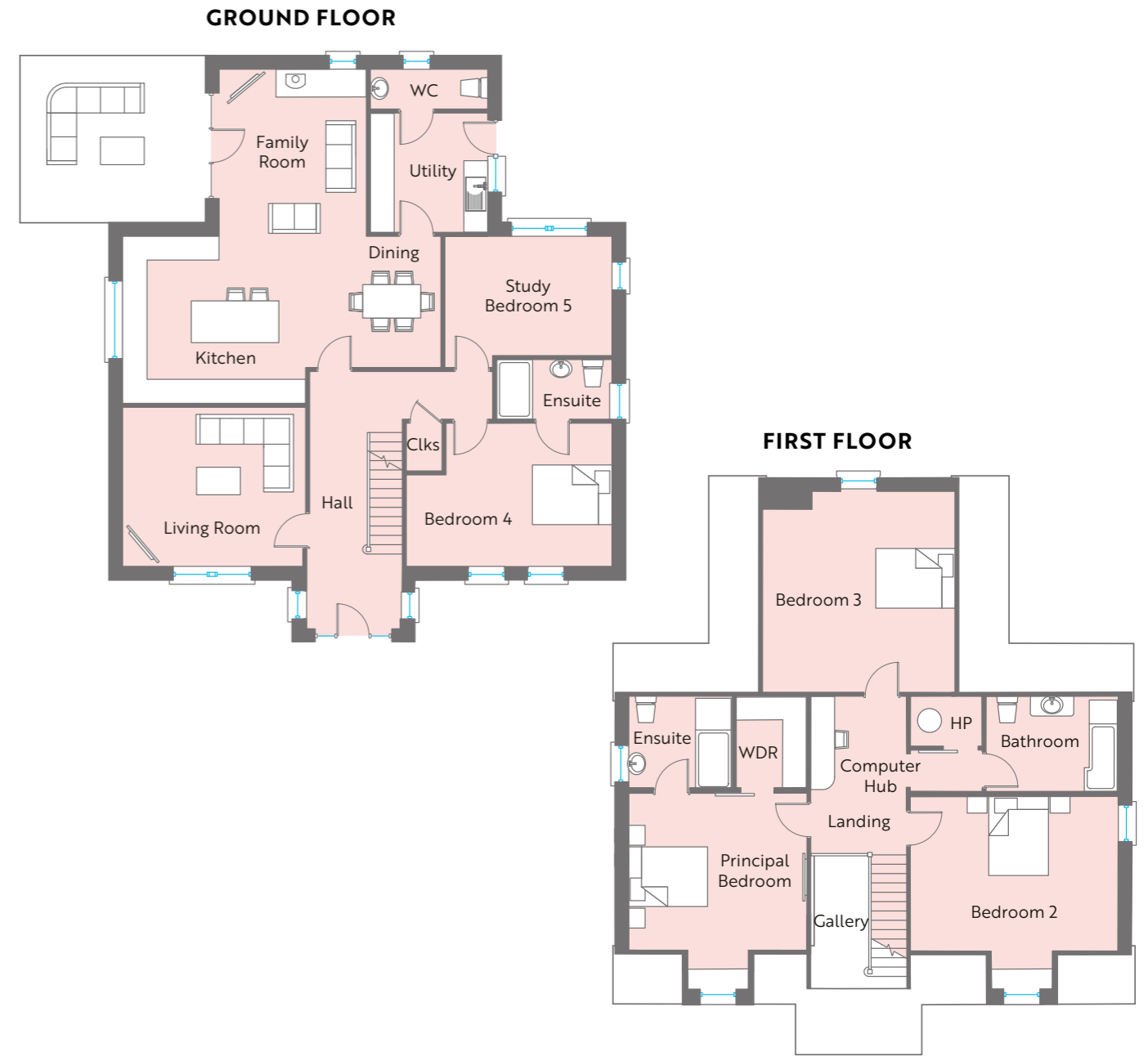
SITE FOUR

5 BEDROOM DETACHED HOME

TOTAL FLOOR AREA 2485 sq. ft. approx (with garage)



SITE FOUR



GROUND FLOOR

Entrance Hall with separate WC			
Living Room	ft 15'0" x 13'0"	m 2.?? x 2.??	
Kitchen Dining	ft 26'0" x 14'0"	m 2.?? x 2.??	
Utility	ft 10'0" x 10'0"	m 2.?? x 2.??	
Family	ft 14'0" x 12'0"	m 2.?? x 2.??	
Bedroom 4	ft 19'0" x 12'0"	m 2.?? x 2.??	
Ensuite	ft 10'0" x 5'0"	m 2.?? x 2.??	
Bedroom 5	ft 14'0" x 11'0"	m 2.?? x 2.??	

FIRST FLOOR

Principal Bedroom	ft 15'0" x 12'6"	m 2.?? x 2.??	
Ensuite	ft 9'0" x 8'0"	m 2.?? x 2.??	
Bedroom 2	ft 16'6" x 12'6"	m 2.?? x 2.??	
Bedroom 3	ft 16'6" x 15'6"	m 2.?? x 2.??	
Bathroom	ft 10'0" x 8'0"	m 2.?? x 2.??	



SPECIFICATION

KITCHEN

- Modern fitted kitchen with a choice of doors and worktops from Exorna
- 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 ensuites
- Heated chrome towel rails to bathroom and ensuites
- Low voltage down lights

FLOORING

- Carpet and underlay in Lounge, Bedrooms, stairs and landing
- Tiled floor to Kitchen/Dining/Family, Utility, Bathroom, Ensuite and WC

HEATING

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

INTERNAL FINISHES

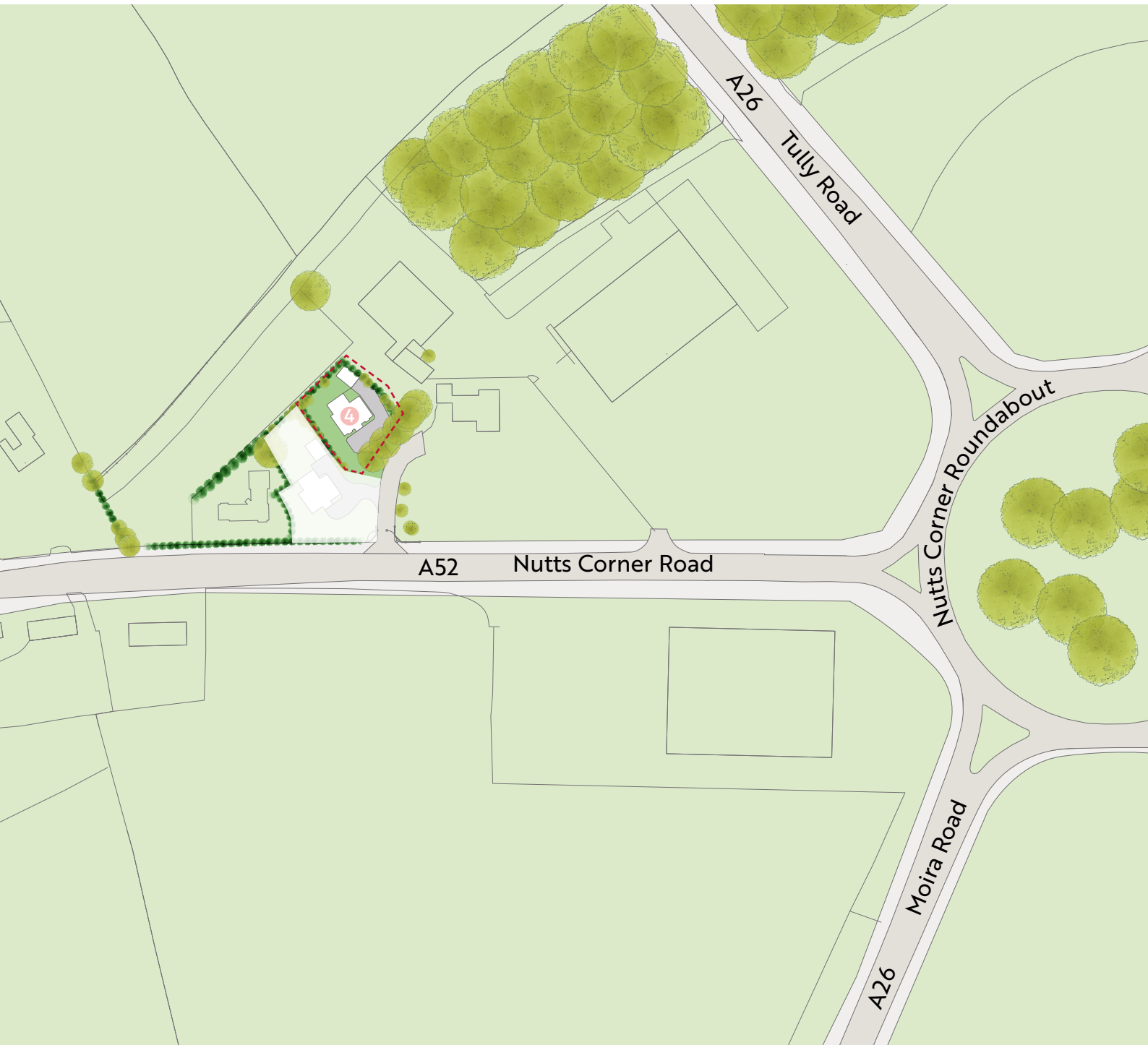
- Painted internal walls and ceilings
- Oak internal doors with quality ironmongery
- Painted skirting boards and architraves
- Comprehensive range of electrical sockets, switches and telephone points
- Master TV point in Lounge
- Wired for security alarm
- Mains smoke and carbon monoxide detectors

EXTERNAL FINISHES

- Front gardens turfed and rear gardens sown in grass seed
- Planting to include hedging
- Close boarded timber fencing to rear boundaries
- Flagged patio areas and paths
- Tarmac driveway
- Front and rear external lighting
- Outside water supply
- uPVC double glazed windows in black frames



LOCATION MAP



SELLING AGENT



028 9446 6777

www.country-estates.com

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