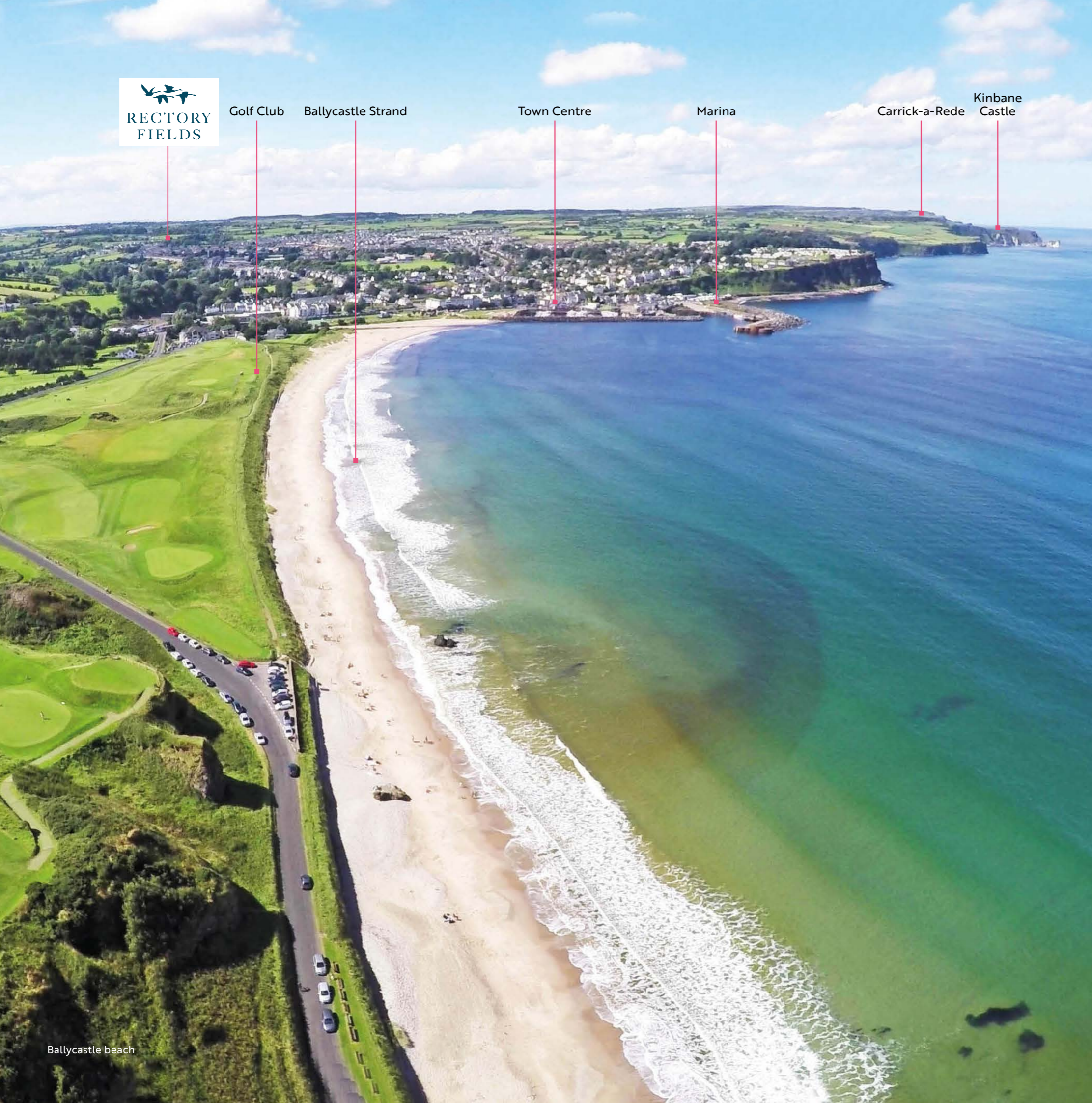




RECTORY FIELDS

BALLYCASTLE

CONTEMPORARY FAMILY HOMES



RECTORY
FIELDS

Golf Club

Ballycastle Strand

Town Centre

Marina

Carrick-a-Rede

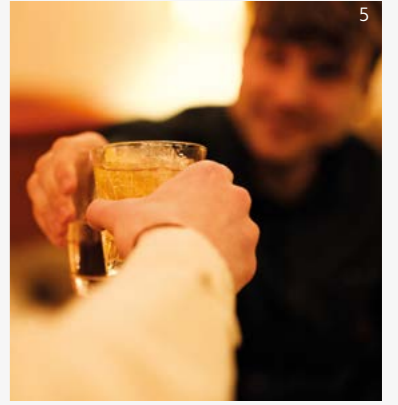
Kinbane
Castle

Ballycastle beach



RECTORY FIELDS

BALLYCASTLE



1 | Children of Lir sculpture 2 | Ballycastle Marina
3 | Ballycastle beach 4 | Golf Course 5 | The Salthouse Hotel, Ballycastle

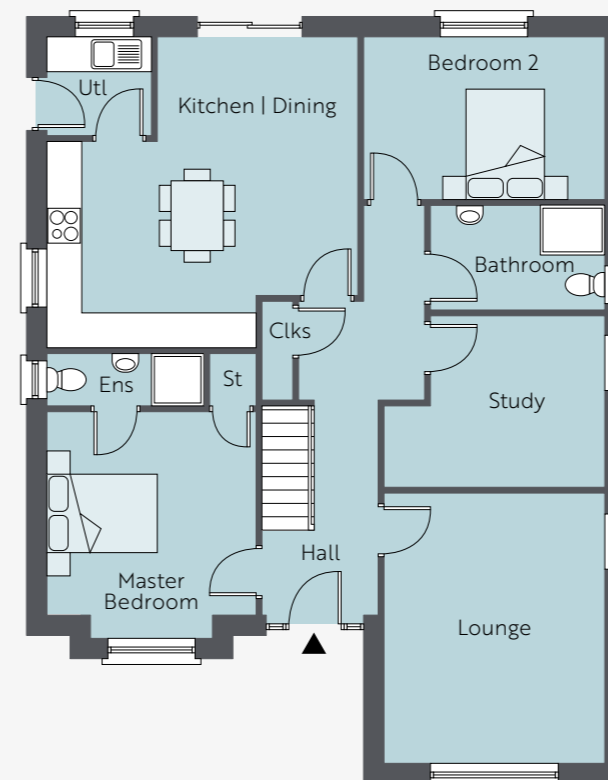


RECTORY FIELDS
BALLYCASTLE

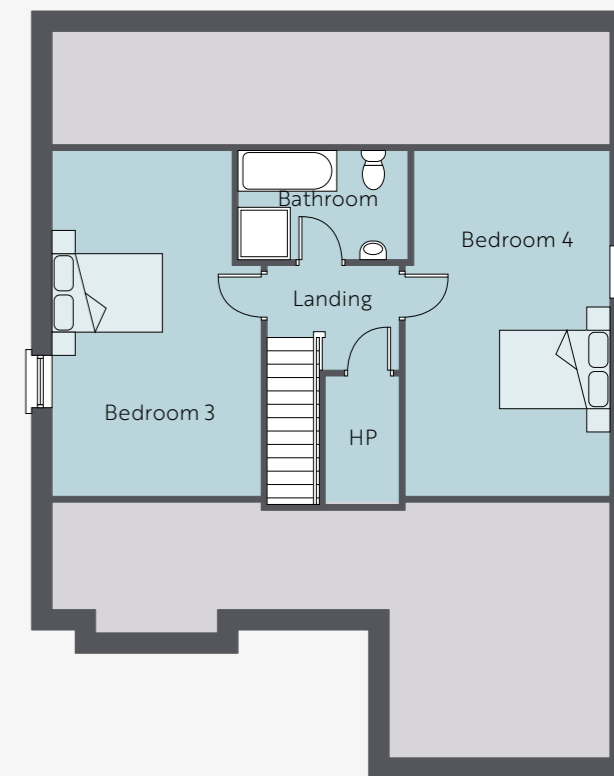


THE ADAIR

4 BEDROOM (PLUS STUDY) DETACHED FAMILY HOME | TOTAL FLOOR AREA 1600 sq. ft. approx



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	ft/in	metres
Entrance Hall		
Lounge	15'3" x 12'5"	4.65 x 3.80
Kitchen Dining Living max	17'6" x 17'4"	5.35 x 5.28
Utility	6'3" x 5'6"	1.90 x 1.70
Master Bedroom plus bay	11'8" x 11'5"	3.60 x 3.49
Ensuite	8'10" x 3'0"	2.70 x 0.90
Bedroom 2	13'7" x 9'2"	4.15 x 2.80
Study	12'5" x 9'7"	3.80 x 2.95
Bathroom	9'9" x 5'9"	3.00 x 1.80

FIRST FLOOR	ft/in	metres
Bedroom 3	19'6" x 11'8"	5.95 x 3.60
Bedroom 4	19'6" x 11'6"	5.95 x 3.52
Bathroom	9'6" x 6'2"	2.92 x 1.87

Note: Sites 4, 6 and 13 will be handed versions of these plans

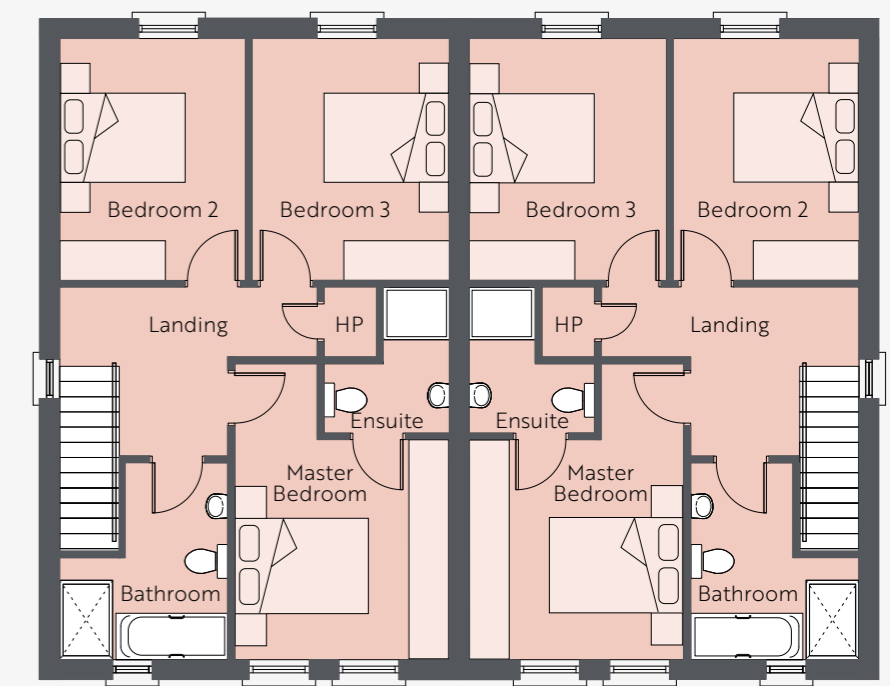


RECTORY FIELDS
BALLYCASTLE

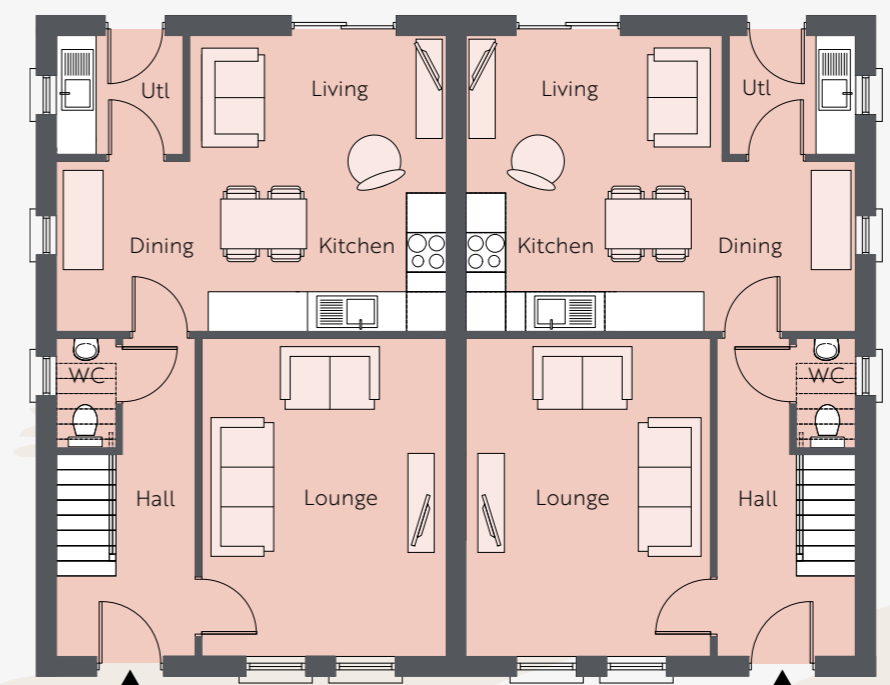


THE DEAN

3 BEDROOM SEMI DETACHED FAMILY HOME | TOTAL FLOOR AREA 1224 sq. ft. approx



FIRST FLOOR



GROUND FLOOR

GROUND FLOOR	ft/in	metres
Entrance Hall with separate WC		
Lounge	15'9" x 12'1"	4.82 x 3.70
Kitchen Dining Living max	19'4" x 14'8"	5.90 x 4.48
Utility	6'3" x 5'9"	1.91 x 1.80

FIRST FLOOR	ft/in	metres
Master Bedroom	11'0" x 10'7"	3.33 x 3.25
Ensuite	7'3" x 6'2"	2.21 x 1.90
Bedroom 2	12'0" x 9'2"	3.66 x 2.81
Bedroom 3	12'0" x 9'8"	3.66 x 2.98
Bathroom max	9'8" x 8'2"	2.98 x 2.50

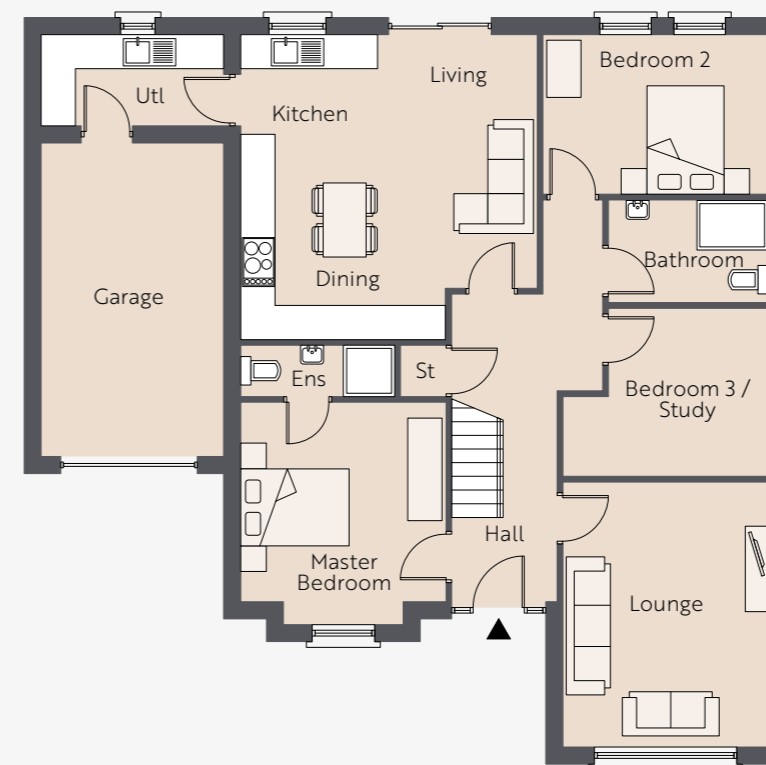


RECTORY FIELDS
BALLYCASTLE

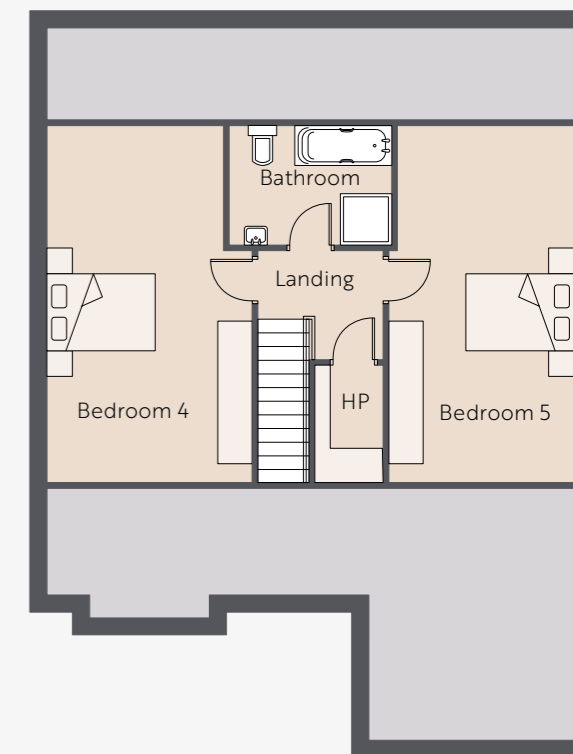


THE GATCOMBE

5 BEDROOM DETACHED FAMILY HOME | TOTAL FLOOR AREA 1782 sq. ft. approx



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	ft/in	metres
Entrance Hall		
Lounge	15'3" x 11'8"	4.65 x 3.60
Kitchen Dining Living max	17'6" x 16'6"	5.35 x 5.02
Utility	10'5" x 5'3"	3.20 x 1.60
Master Bedroom into bay	12'8" x 11'8"	3.90 x 3.60
Ensuite	8'9" x 2'10"	2.70 x 0.90
Bedroom 2	12'10" x 9'2"	3.95 x 2.80
Bathroom	9'5" x 5'10"	2.85 x 1.80
Bedroom 3 / Study	11'9" x 9'8"	3.60 x 2.95
Garage	18'1" x 10'5"	5.50 x 3.20

FIRST FLOOR	ft/in	metres
Bedroom 4	20'5" x 11'8"	6.26 x 3.60
Bedroom 5	20'5" x 10'7"	6.26 x 3.25
Bathroom	9'3" x 6'9"	2.85 x 2.09

Note: Sites 1, 8, 9, 10, 14 and 17 will be handed versions of these plans



RECTORY FIELDS
BALLYCASTLE

Styling & Specification

GENERAL FEATURES

- Highly energy efficient homes (B Rating EPC)
- Oil high efficiency boiler with thermostatically controlled radiators
- UPVC double glazed windows
- Internal doors: prefinished oak with chrome handles
- Internal walls, woodwork, ceilings painted in neutral colours throughout
- Choice of carpet from range with underlay to lounge, stairs, landing and bedrooms
- Fitted electric fire
- Extensive electrical specification to include prewire for burglar alarm (can be fitted at additional cost), BT and Sky plus, down lighters to kitchen area, bathroom and ensuite
- Mains supply smoke, heat & carbon monoxide detectors

KITCHEN

- Choice of soft closing doors & drawers, worktop, matching upstand & handle to kitchen & utility area
- Appliances to include electric hob, extractor hood, oven, integrated fridge freezer & dishwasher

BATHROOM, ENSUITE & WC

- Contemporary white sanitary ware including vanity unit to downstairs WC, ensuite and bathroom
- Thermostatically controlled shower to shower cubicles
- Heated towel rails
- Soft close toilet seat and cover

TILING

- Choice of floor tiling from range to hall, kitchen/dining areas, utility, WC, bathroom & ensuite
- Choice of wall tiling from range;
 - Tiling surround to WC vanity unit, ensuite and bathroom vanity units
 - Fully tiled shower cubicles and tiling to bath area

EXTERNAL FEATURES

- External lighting to front and rear doors
- Outside tap is included at no additional cost
- Low maintenance finishes including;
 - Self-coloured render depending on house type and site position
 - Composite front and rear doors
 - Seamless aluminium guttering and PVC downpipes
- Front & rear gardens turfed (as applicable)
- Bitmac parking areas & footpaths
- Complementary communal landscaping
- Close boarded timber fencing to boundaries

WARRANTY

- 10 year structural defect insurance by ICW – International Construction Warranties



A management company will be established to cover maintenance and upkeep of communal areas



Location



SELLING AGENT

DEVELOPER

mcafee
 028 2076 9404
 www.mcafeeproperties.co.uk



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