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LETTING SPECIALISTS

1 CHESTNUT HALL | Ballymena, BT43 5FL
OFFERS AROUND £387,000

**Scan for Property Details
and to Arrange a Viewing**



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Offers Around £387,000
Detached
4 Bedrooms
2 Receptions



Property Features

- New Build Detached Family Home
- Exclusive Development Providing Convenience and Ease of Access to the Main Arterial Routes and within the catchment area to a range of local Primary and Grammar Schools
- Exceptional Quality and Turnkey Finish
- Four Double First Floor Bedrooms Including Master Bedroom with En Suite Shower Room and Dressing Room
- Contemporary Sanitary Ware with Quality Fittings to Bathroom, Ensuite and Ground Floor wc.
- Generous Reception Hall
- Lounge with Bay Window, Walnut Flooring and Wood Burning Stove
- Kitchen/Dining/Living Space Featuring Contemporary Bespoke Fitted Kitchen, Island Unit, Dining Area with Bay Window and Living Space/Garden Room Leading to Rear Garden
- Separate Utility Room
- Gas Fired Central Heating / Energy Efficient Boiler
- uPVC Double Glazed Windows
- Turfed Gardens, Landscaped and Flagged Patios with Lawns to Front, Side and Enclosed Rear Lawned Gardens
- Detached Garage

Accommodation

Ground Floor

Spacious Reception Hall

Ground Floor WC

Lounge
15'9" x 14'9"

Large Kitchen / Dining /
Living Space
24'3" x 12'2"

Utility Room
7'3" x 6'6"

First Floor

Landing

Principal Bedroom
11'6" x 10'6"

En Suite Shower Room

Bedroom Two
13'9" x 8'9"

Bathroom

Bedroom Three
12'0" x 10'1"

Bedroom Four
10'1" x 9'2"

Outside

Deatched Single Garage

Front, Side Rear Gardens
in lawns

Rear Garden Patio Area,
Outdoor Lighting and
Power Sockets

For more information
and photographs
regarding the
accommodation in this
property, please visit:

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Chestnut Hall is an exclusive select cul-de-sac of only five luxurious family homes. Number 1 occupies a generous corner position with front, side and enclosed private rear gardens and detached garage. This new build property boasts a striking traditional external finishes complemented with luxurious contemporary style and high quality fixtures and fittings throughout. Providing bright and generally proportioned accommodation with first class turnkey specification leaving the purchaser little to do but simply move in.



Directions

Travelling on the Crankill Road towards Ballymena Town Centre Chestnut Hall is located on the left hand side before the Grove Roundabout.

GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B		84	84
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

Viewing

By appointment through agent.

Free Valuation

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