

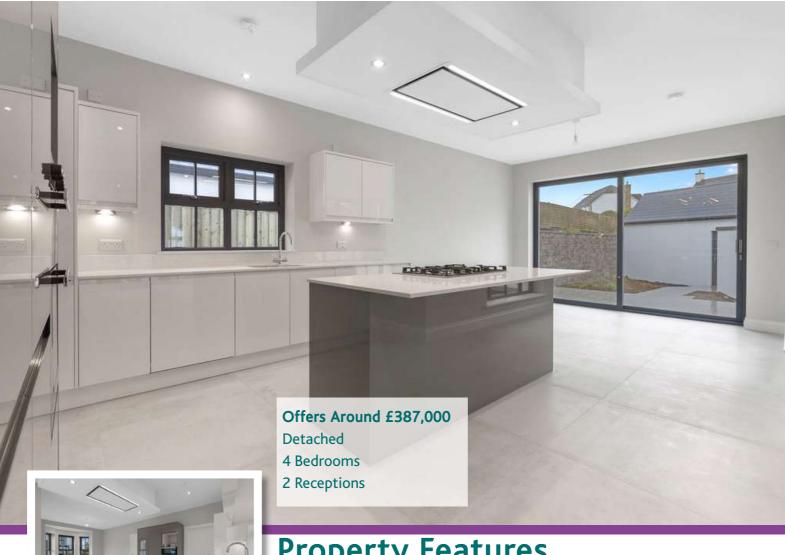




1 CHESTNUT HALL | Ballymena, BT43 5FL OFFERS AROUND £387,000

Scan for Property Details and to Arrange a Viewing







- 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**





# 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:

johnminnis.co.uk





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









## Viewing

By appointment through agent.

### **Free Valuation**

We offer property valuations and financial advice free of charge to all our clients.



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(92 - 100) A

**Energy Efficiency Rating** 



Current

84

Potential

84

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