



## 34 Dernaveagh Road

Ballymena, BT43 6SX

Asking Price £485,000



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## TURNKEY SPEC

### DERNAVEAGH ROAD - TURNKEY FINISH SPECIFICATION

This contemporary style home is currently under construction by the highly acclaimed developer and is offered with a Turnkey Finish and Architects Certificates upon completion.

#### KITCHEN

Contemporary range of luxury kitchen finish from Award Winning Kitchen Designer with choice of doors and wooden worktop.

- Kitchen integrated appliances to include electric hob, oven, fridge freezer.
- Optional Gas Hob
- Fully tiled floor to kitchen/family living and boot room.

#### SANITARY WARE

- Modern white sanitary ware to bathrooms, en-suites and WCs
- Fully tiled floor within Bathrooms, Cloak and en-suites
- Fully panelled shower enclosures and tiled splash backs to sinks and baths

#### INTERNAL DETAILING

- Pre finished solid internal doors with contemporary styled door furniture
- 6 inch painted skirting boards and architraves
- Solid wood stairs, balustrades and handrails
- Wired for alarm system
- Walls and ceilings painted in emulsion
- Quality underlay carpet to bedrooms, stairs and landing

- Excellent level of floor, walls and roof space insulation to latest Building Control regulations
- Ground floor under floor heating and radiators to first floor. All rooms individually zoned. Oil fired central heating with condensing boiler.
- Roof Solar Panels

#### EXTERNAL FINISHES

- Double glazed windows in uPVC anthracite grey frames
- Composite front and side door with 5 point locking system
- Seamless aluminium guttering and PVC downpipes
- Garden sewn in grass seed to both front.
- Hard landscaping. Brick Pavia perimeter path and substantial patio and BBQ area.

#### WARRANTY

- Architects Certificates

NOTE: This list is not exhaustive, additional Extra's Charges may apply, the specification is subject to change and subject to contract.

## GROUND FLOOR

### Entrance Hall

Linen cupboard.

### Lounge

15'5" x 20'8" (4.7 x 6.3)

### Cloakroom

### Open Plan Kitchen / Dining

28'4" x 17'1" (8.65 x 5.22)

**Family Living**

17'5" x 11'7" (5.33 x 3.55)

**Boot Room**

**Bedroom 1 / Play room**

15'5" x 14'11" (4.7 x 4.55)

**En-suite shower room**

**FIRST FLOOR**

**Gallery Landing**

Hot press cupboard.

**Bedroom 2 - Front**

14'11" x 12'5" (4.55 x 3.8)

**Walk In Dressing Room**

**En-suite shower room**

**Bedroom 3 - Front**

**Walk In Dressing Room**

**En-suite shower room**

**Bedroom 4 - Rear**

17'5" x 13'9" (5.33 x 4.2)

**Family Bathroom**

9'8" x 6'8" (2.95 x 2.05)

**OUTSIDE**

**Detached Garage**

c. 14'9" x 20'8" (c. 4.5 x 6.3)

**Gardens**

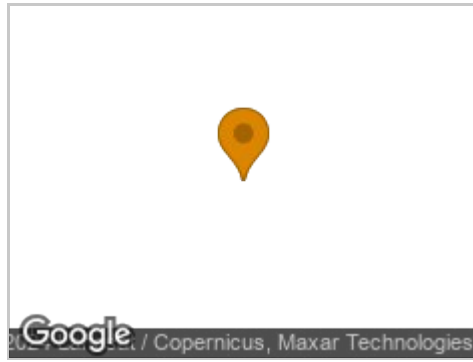
Gardens are top soiled ready for sowing out.



## Road Map



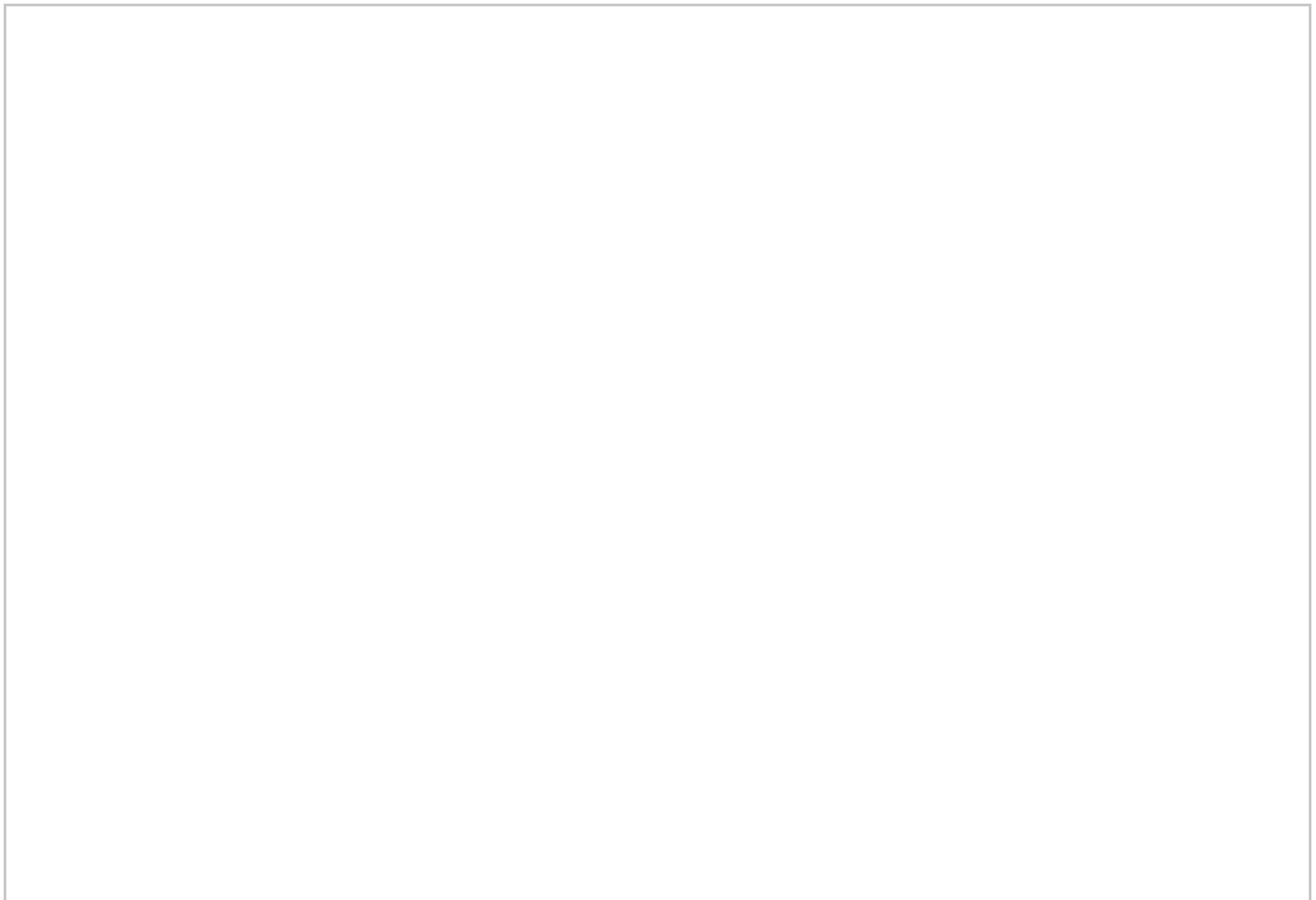
## Hybrid Map



## Terrain Map



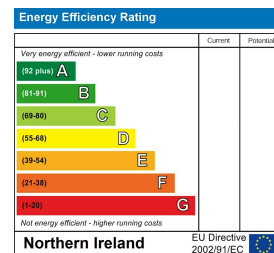
## Floor Plan



## Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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