

A peacock stands in a stone archway, looking towards the camera. The archway is framed by lush green ivy. The background is a bright, sunlit garden. The overall scene is framed by decorative, golden floral patterns on the left and right sides.

Galgorm Road

BALLYMENA

5 SUPERB DETACHED FAMILY HOMES
IN BALLYMENA'S MOST SOUGHT AFTER ADDRESS

Galgorm Road
BALLYMENA



Rear view CGI shown for illustration purposes only

THESE 5 SUPERB FAMILY HOMES
ARE PERFECTLY LOCATED ON GALGORM ROAD
- THE MOST SOUGHT AFTER ADDRESS IN BALLYMENA



ENJOY ALL THE AMENITIES THAT THE LOCAL AREA HAS TO OFFER



GALGORM ROAD IS WITHOUT DOUBT, THE TOWN'S MOST DESIRABLE ADDRESS

Located within the maturity of Galgorm Road, these 5 imposing detached homes will benefit from an elevated setting positioned across from the historic Galgorm Castle and Golf Course.

Designed to encompass a generous level of accommodation to suit the lifestyles associated with this address, each home will benefit from a premium level of finish and a comprehensive specification incorporating energy efficient features.

This perfect location is within walking distance of Galgorm village's amenities and the idyllic Gracehill village, a UNESCO World Heritage Site. Main local schools are also nearby including Ballymena Academy and Cambridge House.

The town centre, local parks, Galgorm Resort's award-winning restaurants and thermal village and a green tapestry of open countryside are all within a few minutes drive, making this the ideal setting in Ballymena's most desirable address.



SITE LAYOUT & LOCATION MAP

- NOT TO SCALE



THE SCHOOL RUN

Gracehill Primary School.....	0.6 mile
Carniny Primary School.....	2.0 miles
Ballymena Primary School.....	2.2 miles
St Colmcille's Primary School.....	2.3 miles
St Louis Grammar School.....	2.4 miles
Dunclug Primary School.....	3.1 miles
St Patrick's College.....	3.3 miles
St Brigids Primary School.....	3.3 miles
Ballymena Academy.....	1.5 miles
Cambridge House.....	1.3 miles

OUT AND ABOUT

Galgorm Castle Golf Club.....	0.5 mile
County Hall.....	0.5 mile
Ballymena Town Centre.....	1.8 miles
Galgorm Resort & Spa.....	1.8 miles
Seven Towers Leisure Centre.....	2.4 miles
People's Park.....	2.6 miles
Ballymena Rugby Club.....	3.9 miles
Portrush.....	30.0 miles
Belfast.....	30.0 miles
Portstewart.....	34.0 miles



THE ALEXANDER



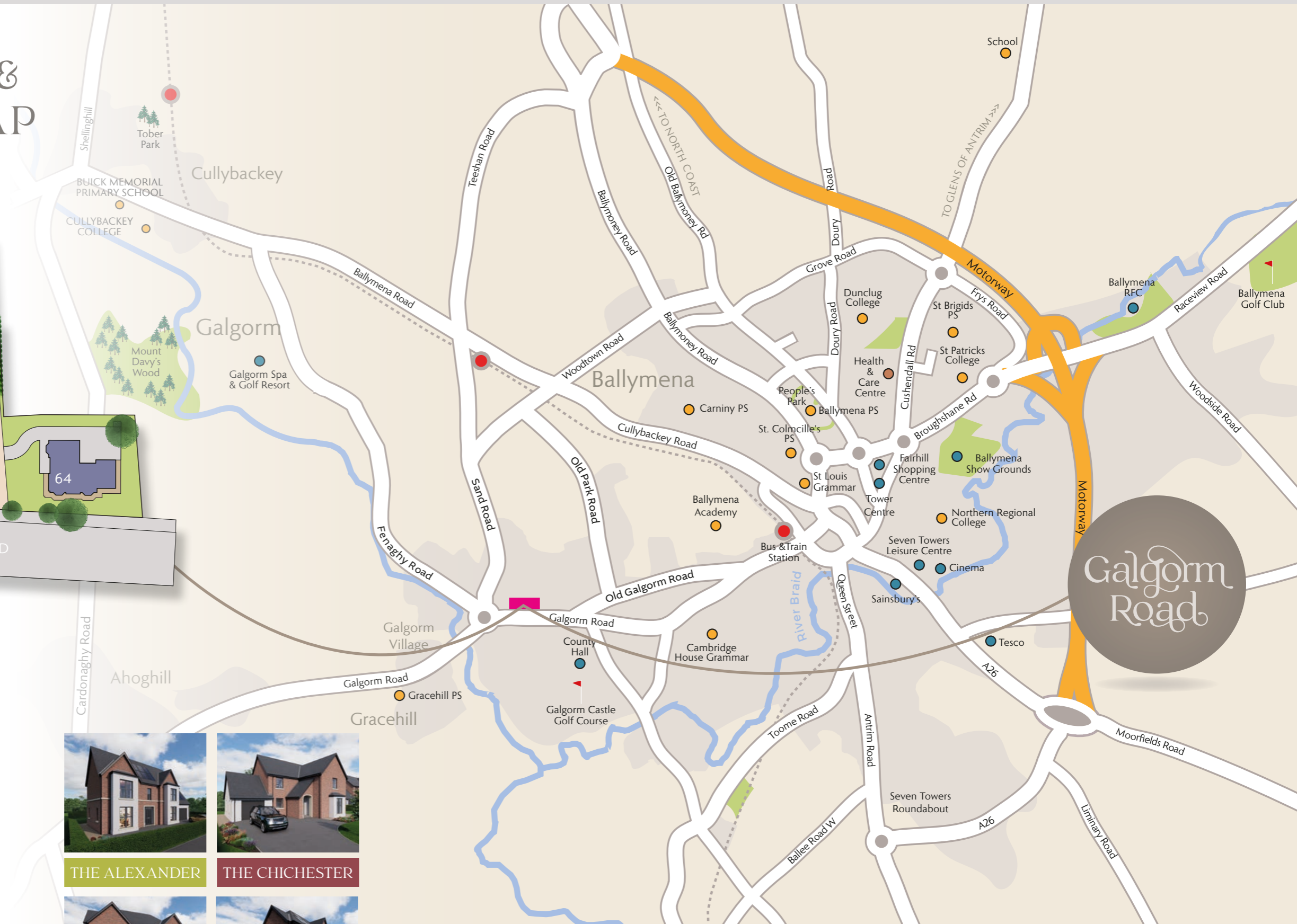
THE CHICHESTER



THE FORTESCUE



THE SEYMOUR



SITE LAYOUT & LOCATION MAP ARE NOT TO SCALE



THE ALEXANDER

4 Bedroom Detached Family Home

TOTAL FLOOR AREA: 2328 sq ft approx. (excluding garage)

Site no. 63



GROUND FLOOR

Reception Hall with separate WC				
Lounge (plus bay)	ft	20'6" x 13'4"	m	6.26 x 4.06
Kitchen Dining	ft	23'1" x 16'7"	m	7.04 x 5.07
Family	ft	12'5" x 7'0"	m	3.78 x 2.13
Pantry	ft	7'9" x 5'4"	m	2.40 x 1.64
Utility	ft	8'4" x 7'9"	m	2.53 x 2.40
Study (plus bay)	ft	12'1" x 9'3"	m	3.68 x 2.82
Garage	ft	19'5" x 12'6"	m	5.92 x 3.81

FIRST FLOOR

Principal Bedroom	ft	13'4" x 10'8"	m	4.06 x 3.29
Dressing Room	ft	9'5" x 6'3"	m	2.89 x 1.89
Ensuite	ft	9'5" x 6'9"	m	2.89 x 2.09
Bedroom 2	ft	14'1" x 12'5"	m	4.28 x 3.80
Bedroom 3	ft	12'9" x 12'5"	m	3.91 x 3.78
Ensuite	ft	8'6" x 4'7"	m	2.58 x 1.40
Bedroom 4	ft	13'4" x 10'7"	m	4.06 x 3.26
Bathroom	ft	10'4" x 8'6"	m	3.14 x 2.58



THE CHICHESTER

4 Bedroom Detached Family Home

TOTAL FLOOR AREA: 2093 sq ft approx. (excluding garage)

Site nos. 60 & 61



GROUND FLOOR

Reception Hall with separate WC				
Lounge (plus bay)	ft	14'7" x 13'3"	m	4.47 x 4.04
Kitchen Dining (plus bay)	ft	22'0" x 14'9"	m	6.72 x 4.54
Family (plus bay)	ft	16'8" x 12'6"	m	5.12 x 3.81
Utility	ft	8'9" x 5'10"	m	2.69 x 1.80
Garage	ft	19'4" x 12'7"	m	5.90 x 3.86

FIRST FLOOR

Principal Bedroom (plus bay)	ft	14'9" x 9'10"	m	4.54 x 2.96
Dressing Room	ft	6'9" x 5'4"	m	2.07 x 1.64
Ensuite	ft	7'6" x 5'4"	m	2.30 x 1.64
Bedroom 2	ft	13'5" x 11'8"	m	4.10 x 3.59
Ensuite	ft	10'0" x 4'7"	m	3.05 x 1.42
Bedroom 3	ft	13'3" x 9'11"	m	4.04 x 3.00
Bedroom 4	ft	13'3" x 10'7"	m	4.04 x 3.25
Bathroom	ft	14'8" x 6'9"	m	4.51 x 2.10

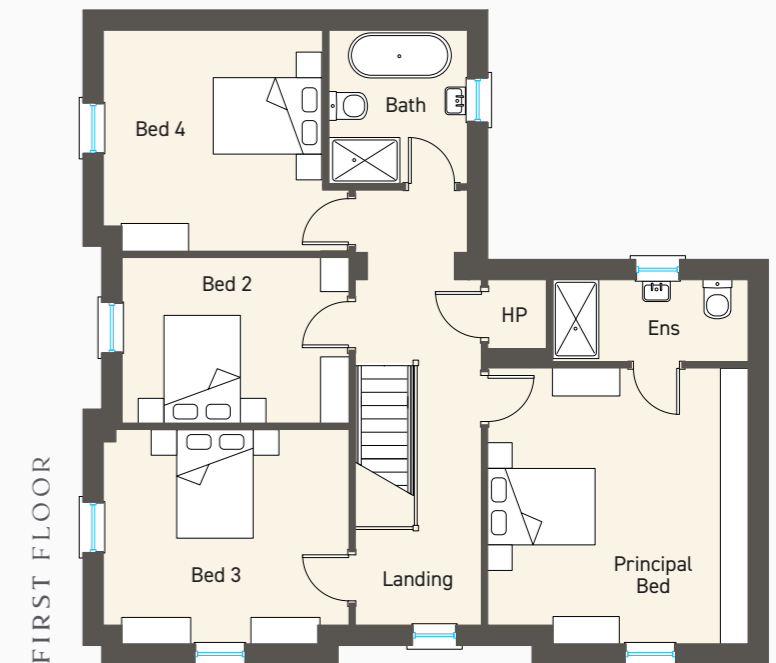
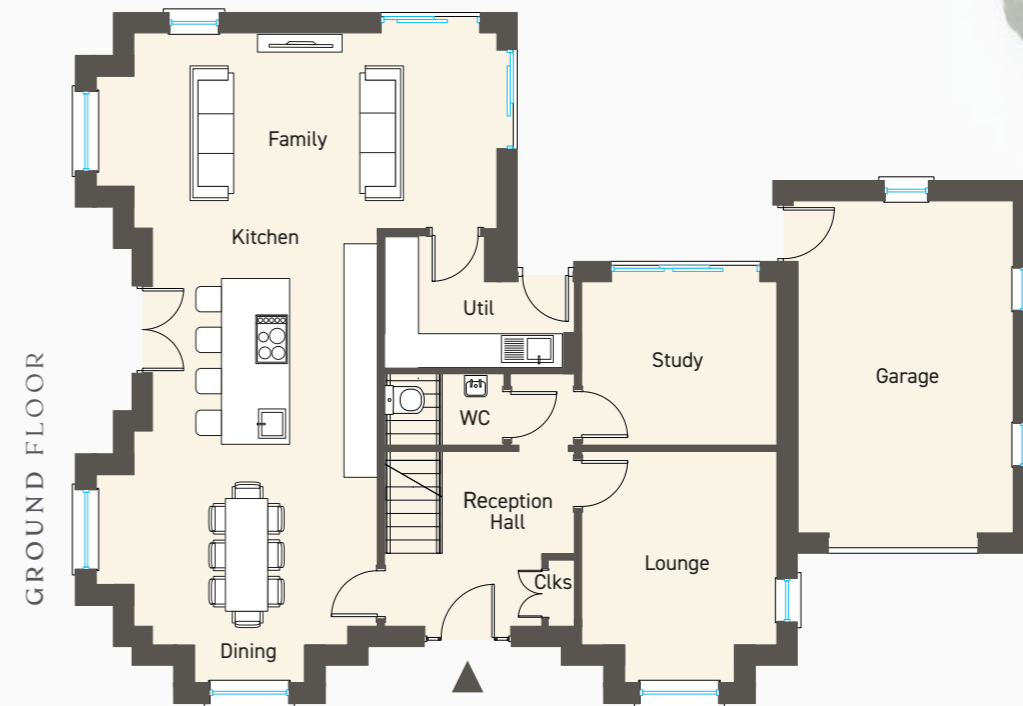


THE FORTESCUE

4 Bedroom Detached Family Home

TOTAL FLOOR AREA: 2179 sq ft approx. (excluding garage)

Site no. 62



GROUND FLOOR

Reception Hall with separate Cloakroom and WC			
Lounge (plus bay)	ft 11'7" x 11'5"	m 3.56 x 3.51	
Kitchen Dining (plus bays)	ft 23'6" x 14'0"	m 7.19 x 4.26	
Family (plus bay)	ft 21'6" x 11'8"	m 6.59 x 3.59	
Utility	ft 11'4" x 7'7"	m 3.48 x 2.33	
Study	ft 11'8" x 9'8"	m 3.56 x 2.96	
Garage	ft 19'8" x 12'9"	m 6.03 x 3.92	

FIRST FLOOR

Principal Bedroom (max)	ft 16'6" x 15'6"	m 5.06 x 4.74
Ensuite	ft 11'7" x 5'0"	m 3.56 x 1.49
Bedroom 2 (max)	ft 13'3" x 9'9"	m 4.06 x 2.98
Bedroom 3 (max)	ft 14'4" x 12'7"	m 4.37 x 3.87
Bedroom 4 (max)	ft 14'4" x 13'2"	m 4.37 x 4.00
Bathroom	ft 9'2" x 8'2"	m 2.78 x 2.47



THE SEYMOUR

5 Bedroom Detached Family Home

TOTAL FLOOR AREA: 2506 sq ft approx. (excluding garage)

Site no. 64



GROUND FLOOR

Reception Hall with separate Cloakroom and WC			
Lounge (plus bay)	ft	14'9" x 14'8"	m 4.50 x 4.46
Kitchen Dining Living (max)	ft	36'6" x 14'2"	m 11.12 x 4.32
Utility	ft	13'1" x 6'0"	m 3.98 x 1.84
Study	ft	14'9" x 6'7"	m 4.50 x 2.03
Garage	ft	19'8" x 13'3"	m 6.03 x 4.03

FIRST FLOOR

Principal Bedroom	ft	13'3" x 10'7"	m	4.03	x	3.25
Dressing Room	ft	13'3" x 8'8"	m	4.03	x	2.66
Ensuite	ft	14'0" x 5'2"	m	4.26	x	1.56
Bedroom 2	ft	14'9" x 11'2"	m	4.50	x	3.41
Bedroom 3	ft	13'9" x 11'2"	m	4.22	x	3.40
Bedroom 4	ft	14'10" x 10'8"	m	4.52	x	3.29
Bedroom 5	ft	14'9" x 10'0"	m	4.50	x	3.06
Bathroom	ft	14'0" x 8'9"	m	4.26	x	2.71



QUALITY SPECIFICATION FEATURING BEAUTIFUL FINISHES AND STYLISH DETAILS

GENERAL FEATURES

- Highly energy efficient homes (B Rating EPC)
- Gas high efficiency boiler with thermostatically controlled radiators to first floor
- Mechanical ventilation and heat recovery system
- Underfloor heating to ground floor
- Baskil Ultra Tech UPVC Triple 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, study, stairs, landing and bedrooms
- Feature media wall with inset electric fire to lounge
- Extensive electrical specification
- High speed fibre broadband
- Down lighters to kitchen area, bathroom and ensuite
- Mains supply smoke, heat & carbon monoxide detectors

KITCHEN

- Choice of painted kitchens with soft closing doors, drawers & handles
- Feature island unit to kitchen
- Quartz worktops and upstand to kitchen
- Under unit lighting to kitchen units
- Appliances to include gas hob, extractor hood, oven, integrated fridge freezer & dishwasher

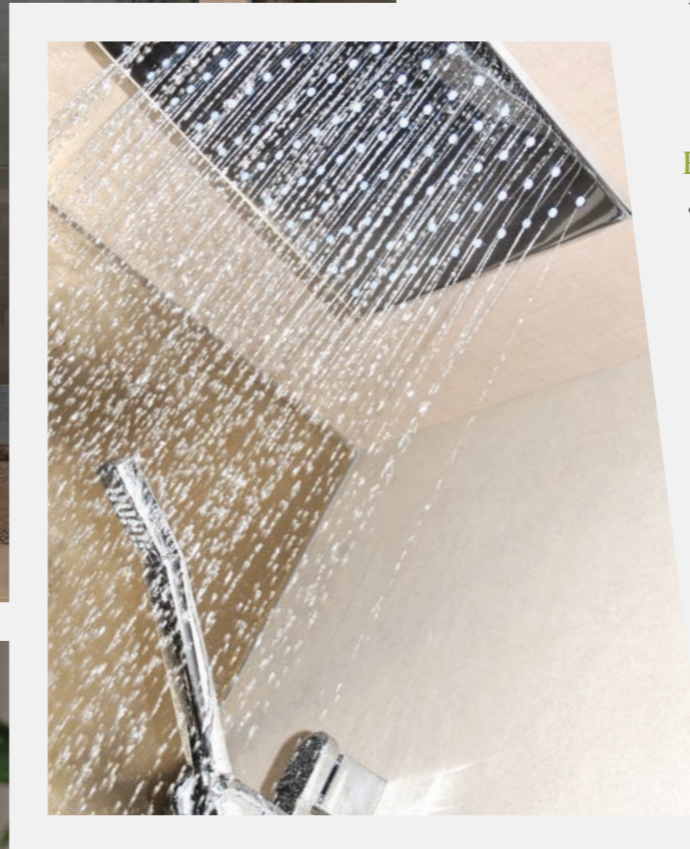
BATHROOM, ENSUITE & WC

- Contemporary white sanitary ware including vanity unit to downstairs WC, ensuite and bathroom
- Thermostatically controlled rain drench shower to shower cubicles
- Heated towel rails
- Soft close toilet seat and cover
- Free standing bath in main bathroom



Galgorm Road

BALLYMENA



TILING

- Choice of floor tiling from range to hall, kitchen/family/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
- Fitted EV charging point
- Outside water tap
- Solar PV panels fitted
- Traditional style brick with rendered features 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
- Feature paved patio area
- Integral garage
- Laurel hedging to all boundaries

WARRANTY

10 year structural defect insurance by ICW International Construction Warranties

MANAGEMENT COMPANY

A management company will be established to cover maintenance and upkeep of private road





Galgorm Road
BALLYMENA



...WHEN YOU KNOW
**YOU'RE
HOME.**





JOINT SELLING AGENTS



Fetherstons

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