



## Site 1 Finlay Hall, Finlaystown Road

Portglenone, Ballymena, BT44 8EA

Fixed Asking Price £465,000





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## QUALITY SPECIFICATION

### INTERNAL SPECIFICATION

- Airtight building fabric constructed to Passivhaus standards
- EPC 'A' rating
- Triple glazed Passivhaus accredited windows and doors.
- NILAN Compact P Air 9 unit which delivers the following benefits:
  - Heating the home with underfloor heating using an efficient air to water heat pump
  - Production of domestic hot water
  - Controls ventilation and filters air
- Ultra high levels of floor, wall and roof space insulation
- Designer kitchen and utility by Johanna Montgomery Designs complete with 'A' rated appliances including wine cooler
- Amtico flooring to kitchen, utility and snug
- Porcelain tiles and carpet to other areas
- Towel radiators and vanity units to bathrooms and en-suites
- Outside tap

### INTERNAL SPECIFICATION

- Single garage c/w PASS pedestrian door and automated sectional garage door
- Sockets and lights
- Decofence perimeter fencing
- Estate railing to front boundary
- Patio area to front and rear
- External double socket
- External feature lighting
- Decorative gravel drive laid on Gridmat system

### ELECTRICAL SPECIFICATION

- Generous sockets and USB ports
- Low energy spotlights to kitchen, bathrooms and en-suites.
- Cosy Toes underfloor heating to both en-suites.
- Alarm system.
- Roof space light.
- Cat 6 enabled
- Wi-Fi enabled (hardware not supplied)
- Wired for electric gates
- Wired for Quooker tap



## Road Map



## Hybrid Map



## Terrain Map



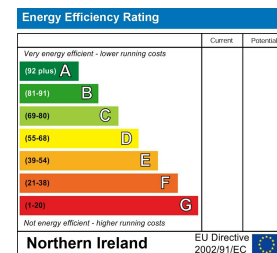
## Floor Plan



## 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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