



Caherty Hill

BROUGHSHANE



MODERN DETACHED & SEMI-DETACHED
3 & 4 BEDROOM VILLAGE HOMES



Modern Detached & Semi-Detached Three and Four Bedroom Village Homes

Caherty Hill offers beautifully designed spacious three and four bedroom semi-detached and detached turnkey homes. This fabulous family environment, located on Caherty Road in the heart of Broughshane, is also known as the 'Garden Village of Ulster' with the motto 'people, plants and pride growing together'. Broughshane has been awarded both local, national and international awards for its beauty, reinforcing its reputation as one of the most desirable villages in Northern Ireland in which to live.

Residents have the pleasure of enjoying an authentic village environment without compromising on the convenience of local amenities and an excellent commuter network close to hand. An eclectic mix of

eateries, such as The Thatch and The Red Brick, interior design shops, the recently opened Raceview Mill, local Spar and Vivo stores adorn the village street. Nursery, day care and primary schools are all well catered for within the Village, with further primary, secondary and third level education options nearby. There are enjoyable walks on your doorstep including the recently rejuvenated wild fowl Park and the idyllic riverside walk

Caherty Hill benefits from its proximity to Ballymena, a family-centric town that enjoys a mix of high street names and local brands providing easy access to fabulous boutiques, shopping centres, coffee shops, bistros and great restaurants. The active amongst us are also well

catered for with a choice of parks and leisure activities as well the local golf and rugby clubs that border the outskirts of Broughshane. With so much to do locally, there is little need to travel much further afield!

Whether commuting for work or pleasure, residents can avail of the comprehensive road and transport network that enables easy access to the north, the west, and south to Belfast City Centre and beyond. Ballymena's extensive rail and bus routes are accessed directly from the town to many locations throughout the province. Additionally, for those travelling further afield, Belfast International is 19 miles away and George Best City Airport 33 miles away.



Specifications

General Features

- Gas high efficiency boiler with thermostatically controlled radiators
- Internal doors: prefinished oak with chrome handles
- Extensive electrical specification, including down lighters to kitchen, bathroom and ensuite, wiring for burglar alarm (fitted at additional cost)
- Mains supply smoke, heat and carbon monoxide detectors
- Internal walls, ceilings and woodwork painted in neutral colours
- Carpets to lounge, stairs, landing and bedrooms, option of tiling from range to hall or engineered wood flooring
- UPVC triple glazed windows
- Fitted wood burning stove
- Global Homes warranty
- Highly insulated and energy efficient (B rating EPC)

Kitchen/Dining

- A choice of quality kitchen doors, worktop and upstand colours and handles (utility room also included)
- Contemporary under lighting to kitchen units
- Appliances to include electric oven, hob and stainless steel extractor hood
- Splashback tiling to hob area from range
- Integrated fridge freezer
- Integrated dishwasher
- Choice of floor tiling from range (utility room also included)

Bathroom, Ensuite & W/C

- Contemporary white sanitary ware including vanity unit to bathroom, ensuite and downstairs w/c
- Thermostatically controlled bath/shower mixer and screen
- Choice of floor tiling and wall tiling from range

External Features

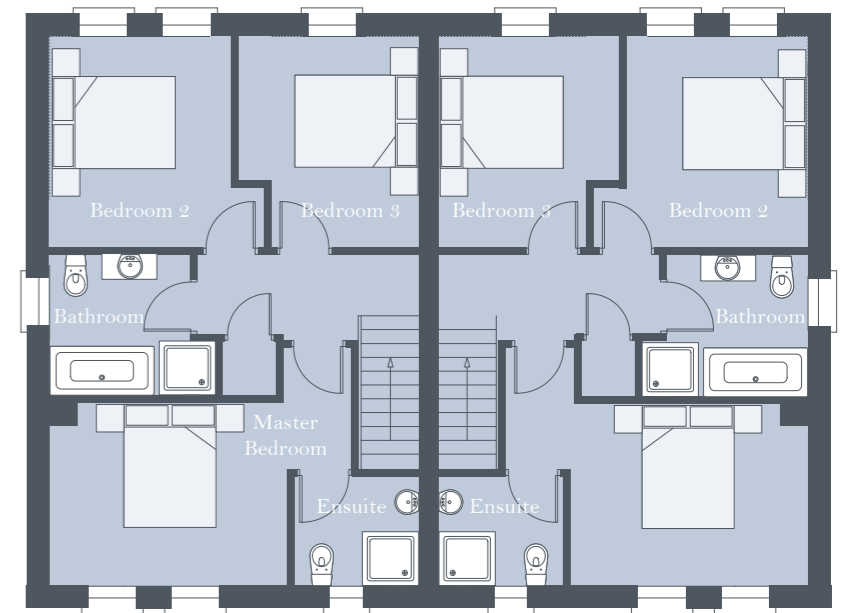
- External lighting to front and rear door
- Option of outside water tap at additional cost
- All front and back gardens to be turfed (where applicable)
- Bitmac parking areas and footpaths
- Landscaping across entire development
- Low maintenance finishes including self coloured render, seamless aluminium guttering and PVC downpipes





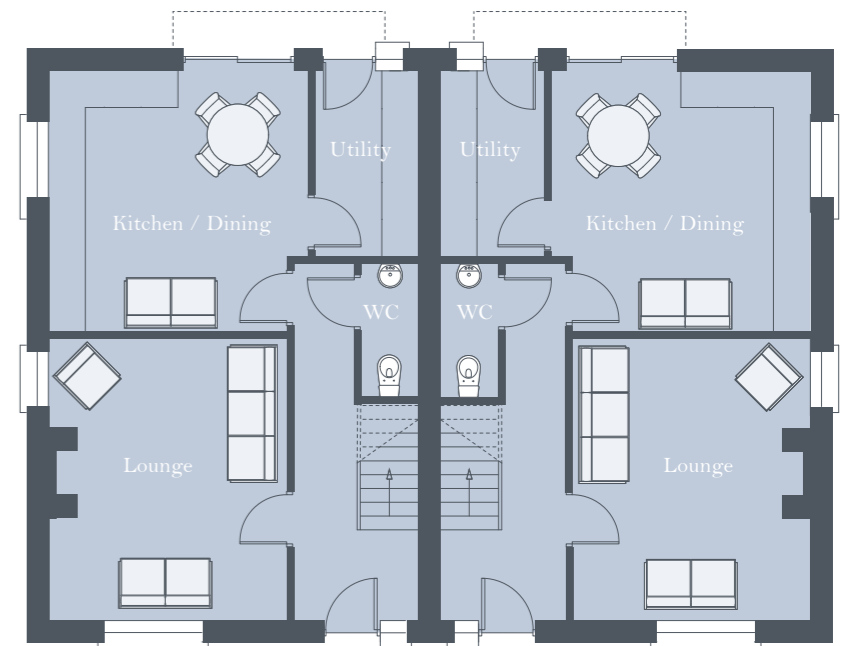
The Ainsley

Three Bedroom
Semi-Detached



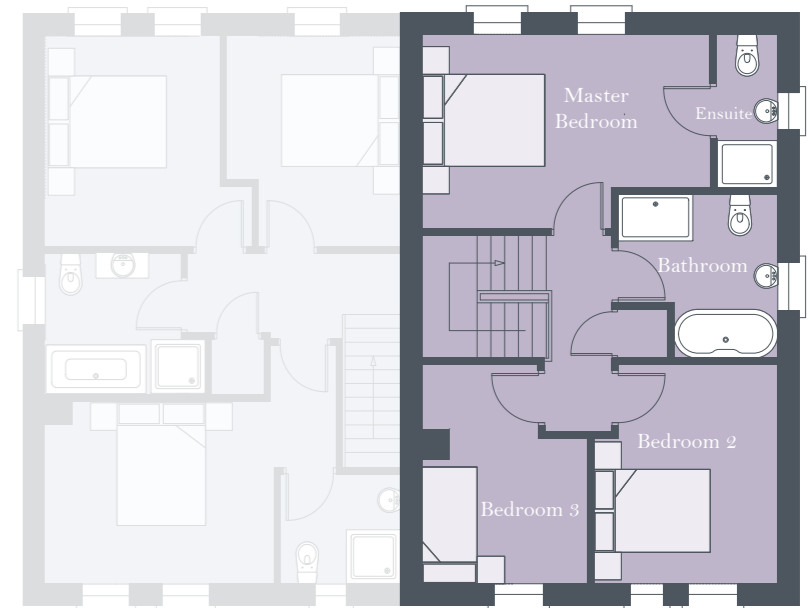
First Floor

| | |
|----------------|--------------------------|
| Master Bedroom | 12'7" x 10'8" |
| Ensuite | 6'7" x 6'2" |
| Bedroom 2 | 10'5" x 10'5" |
| Bedroom 3 | 8'10" x 11'4" <i>max</i> |
| Bathroom | 8'7" x 7'4" |



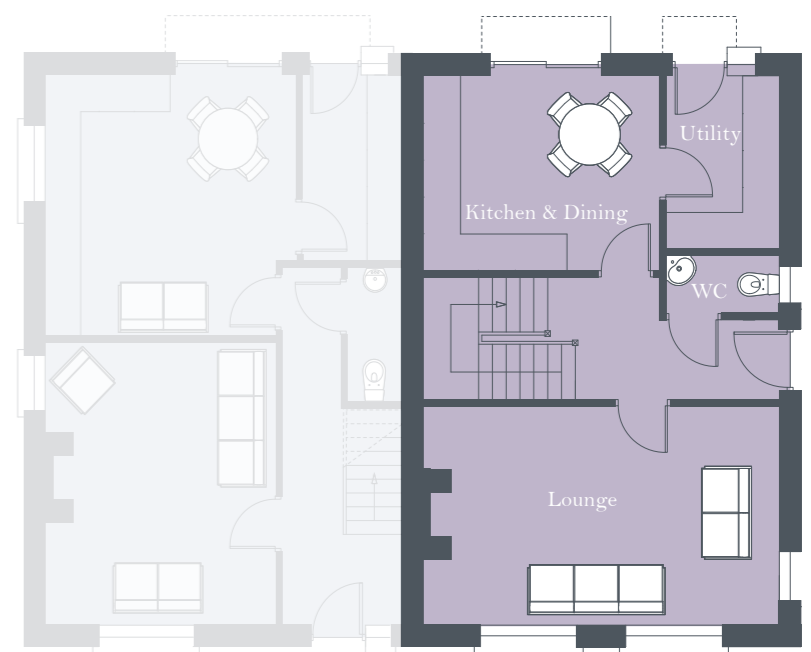
Ground Floor

| | |
|------------------|-------------|
| Kitchen & Dining | 14' x 13'9" |
| Lounge | 15' x 12'7" |
| Utility | 9'9" x 5'6" |
| WC | 7'2" x 3'1" |



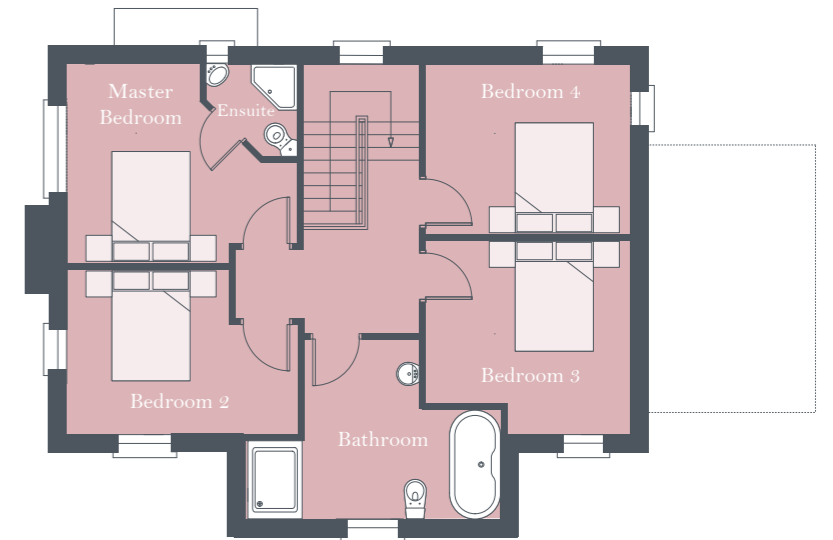
First Floor

| | |
|----------------|-------------------|
| Master Bedroom | 15'5" x 10'5" max |
| Ensuite | 8'2" x 3'3" |
| Bedroom 2 | 11'8" x 9'9" |
| Bedroom 3 | 11'8" x 8'9" |
| Bathroom | 8'8" x 8'6" max |



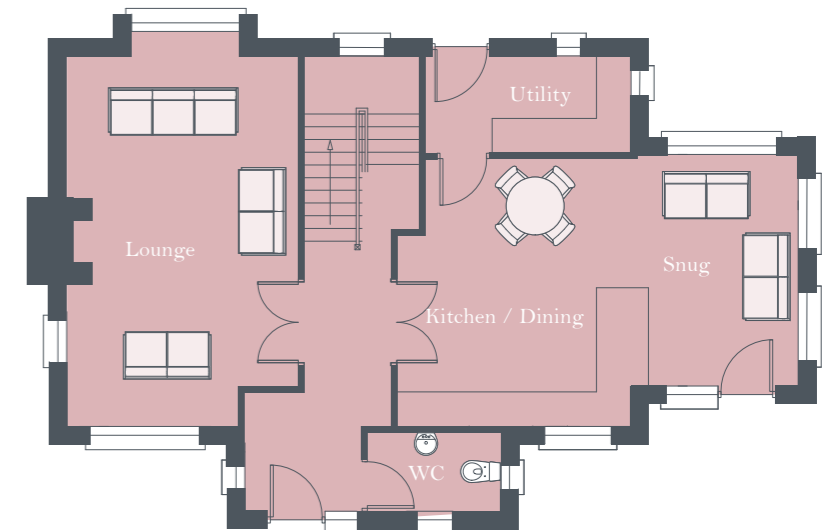
Ground Floor

| | |
|------------------|---------------|
| Kitchen & Dining | 12'7" x 10'5" |
| Lounge | 19'1" x 11'8" |
| Utility | 9'3" x 6'1" |
| WC | 6'1" x 3'1" |



First Floor

| | |
|----------------|--------------------------|
| Master Bedroom | 13'2" x 11'4" <i>max</i> |
| Ensuite | 5'3" x 5'3" |
| Bedroom 2 | 13'2" x 9'4" |
| Bedroom 3 | 11'7" x 11'1" <i>max</i> |
| Bedroom 4 | 11'7" x 9'7" |
| Bathroom | 14'6" x 10'2" <i>max</i> |



Ground Floor

| | |
|------------------|--------------------------|
| Kitchen & Dining | 15'2" x 14'3" <i>max</i> |
| Lounge | 21'2" x 13'2" |
| Snug | 13'2" x 8'5" |
| Utility | 11'7" x 5'5" |
| WC | 8'2" x 4'5" |

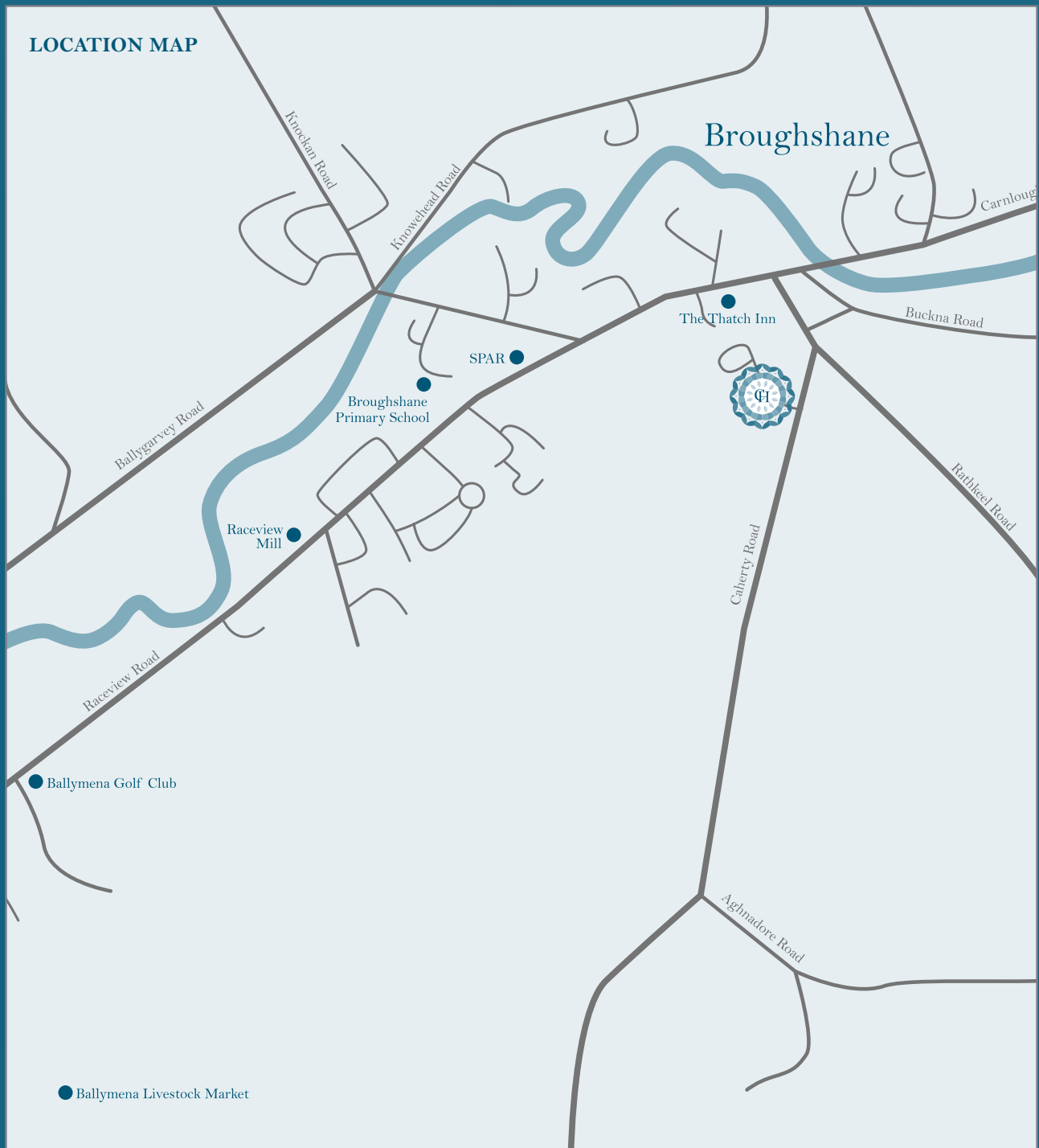
The Calder

Four Bedroom
Detached





LOCATION MAP



SELLING AGENT

L&B

Lynn & Brewster

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14 Market Road, Ballymena BT43 6EL

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