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Auctioneers | Valuers | Estate Agents

LOUGH GROVE

BALLYRONAN

## Lough Grove

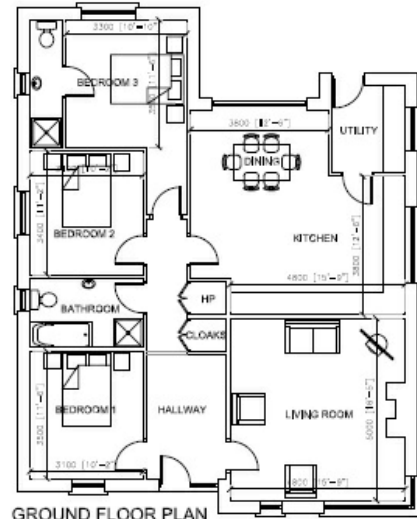
### Ballyronan Road, Ballyronan

Lough Grove is an exciting new development which is located just a short walking distance from the Village of Ballyronan and the delightful Shore front and Marina which offers excellent leisure and play facilities for families. This new development will offer a mix of three & four bedroom architect designed detached and semi-detached homes all finished to an excellent specification.

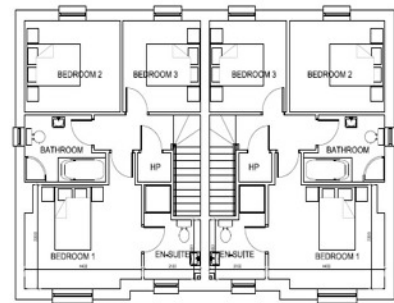
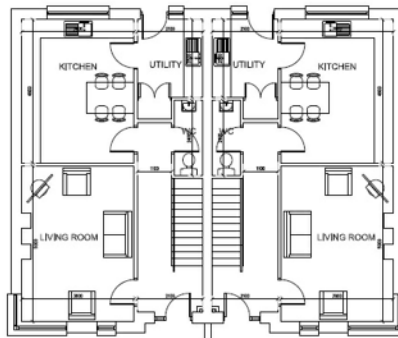
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# Lough Grove, Ballyronan

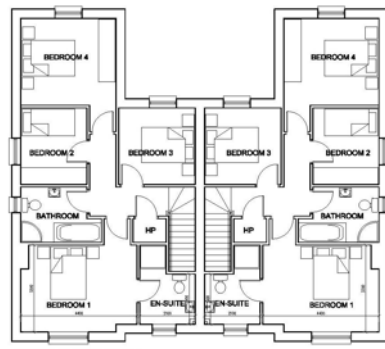
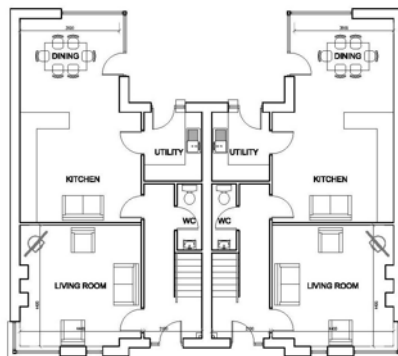
## House Type A1

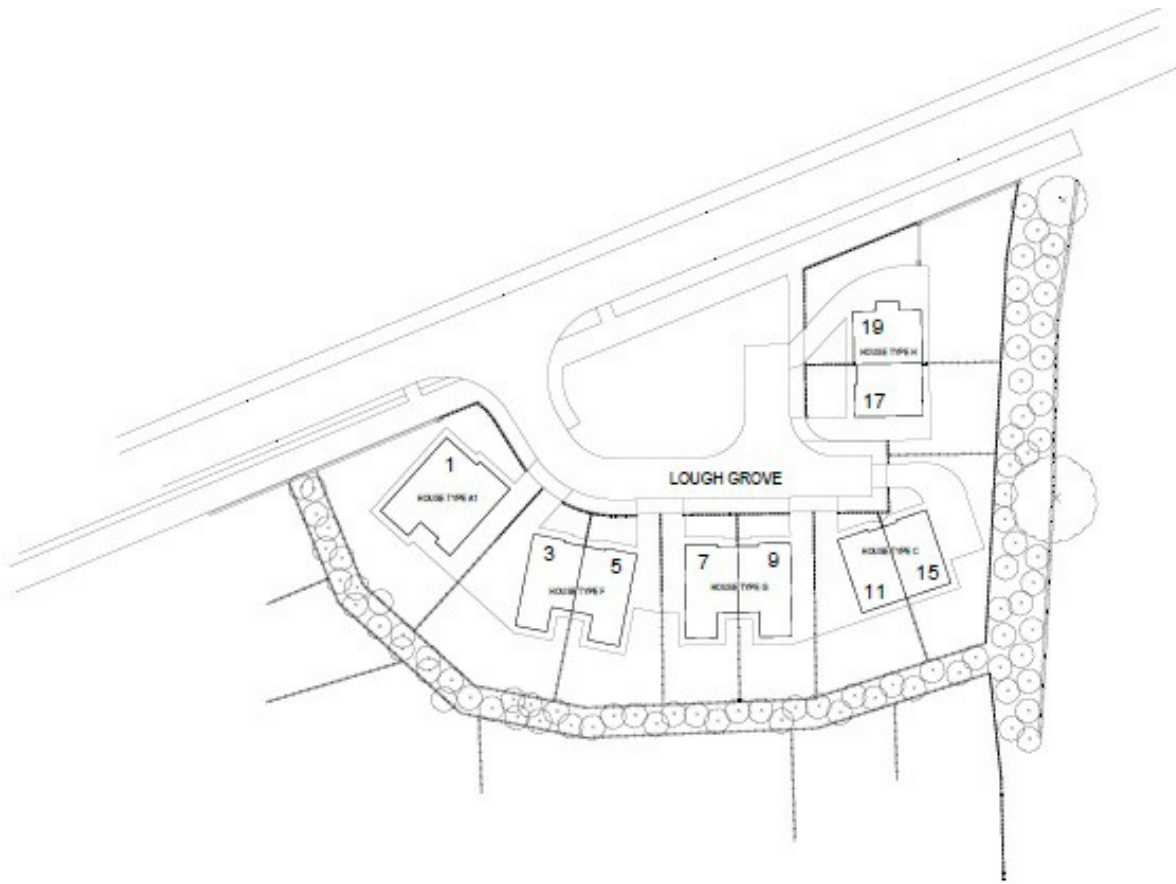


## House Type F



## House Type G





## Phase One

Site	Type	Style	Sq Ft (approx)	Price
1	HTA1	Detached Bungalow	1,280 sq ft	Sale Agreed
3	HTF	Semi Detached	1,319 sq ft	Sale Agreed
5	HTF	Semi Detached	1,319 sq ft	Sale Agreed
7	HTG	Semi Detached	1,450 sq ft	£149,950
9	HTG	Semi Detached	1,450 sq ft	£149,950



A comprehensive, modern turnkey specification using the very best in terms of quality products and stylish finishes.

## **Kitchen & Utility**

- Quality units with a choice of door colour, handle and engineered work tops from standard range.
- Integrated appliances to include electric hob & oven, extractor hood, dishwasher and fridge/freezer.

## **Bathroom, En-suite and Wc**

- Contemporary white sanitary ware with chrome fittings.
- Thermostatically controlled shower in bathroom & en-suite.

## **Floor Coverings and Tiling**

- Ceramic tiled floor to kitchen/ dining areas, entrance hallway, bathrooms, en-suites &, wc's
- Full height wall tiling to shower enclosures in en-suite and bathroom
- Splash back tiling around bath and above sinks in en-suite, bathroom and wc
- Carpets to living room, family room, bedrooms, stairs and landings

## **Internal Features**

- Internal décor walls and ceilings painted
- Wood burning stove to lounge
- Mains supply smoke detectors
- Low energy lighting
- Moulded skirting and architraves painted
- Timber staircase painted
- Painted internal doors with quality ironmongery
- Oil fired central heating system

## **External Features**

- Traditionally built homes with high thermal insulation
- Rear gardens graded and seeded
- Surfaced driveways
- Double glazed PVC windows with lockable system
- Concrete interlocking roof tiles
- PVC fascia and guttering
- Composite front doors
- Boundary fencing where applicable
- External lighting to front and rear doors