



Estate Agents and Valuers



YET ANOTHER NEW BUILD BY THE DYNES BROTHERS 54 BALLYEASBOROUGH ROAD KIRCUBBIN

- ▶ JK Estate Agents have pleasure in marketing for sale this magnificent unique Detached Property of c. 2500 sq ft plus garage occupying a mature semi-rural setting.
- ▶ Convenient to an excellent road network for commuting this family home will be completed to the very highest of standards that 'The Dynes Brothers' are renowned for.
- ▶ The following array of features are included as standard: -
 - OIL FIRED CENTRAL HEATING
 - WHITE UPVC WINDOWS AND DOORS
 - PINE PANELLED VARNISHED INTERNAL DOORS
 - MOULDED SKIRTINGS, ARCHITRAVES AND ALL INTERNAL WOOD WORK PAINTED
 - INTERNAL WALLS PAINTED IN NEUTRAL COLOUR.
 - OVEN, HOB, 60/40 FRIDGE FREEZER, DISHWASHER AND WASHING MACHINE.
 - PVC SOFFITT AND FACIA
 - DRIVEWAY AND PATHS KERBED AND PEBBLED
 - GARDENS TOPSOILED AND SOWN
 - ENTRANCE PILLARS AND FRONT FENCING
 - GENEROUS ELECTRICAL SPECIFICATION (FINALISED ON SITE)
 - FULL NHBC COVER

PRICE: £280,000

VIEWING: BY APPOINTMENT THROUGH AGENTS

65 Main Street, Kircubbin, Newtownards, BT22 2SR
Tel: (028) 4273 8112 Fax: (028) 4273 8485
Web: www.jkestateagents.co.uk
Agents for Progressive Building Society

ACCOMMODATION

Entrance Hall:

Lounge: 14' 9" x 14' 2".

Kitchen open plan Dining Room: 26' 10" x 18' 5" overall.

Utility Room: 9' 10" x 8' 10" overall.

Sun Lounge: 13' 9" x 13' 9".

Ground Floor Bedroom / Study: 14' 2" x 12' 1".

Shower Room:

FIRST FLOOR

Landing:

Master Bedroom: 15' 6" x 14' 2".

En-suite Shower Room: 11' 0" x 4' 5".

Bedroom 1: 14' 2" x 11' 1".

Bedroom 2: 14' 2" x 12' 1".

En-suite Shower Room Shared:
Between Bedroom 1 & 2 14' 2" x 2' 11".

Bedroom 4: 13' 8" x 11' 0".

Bathroom: 9' 10" x 8' 10".

P.C.SUMS

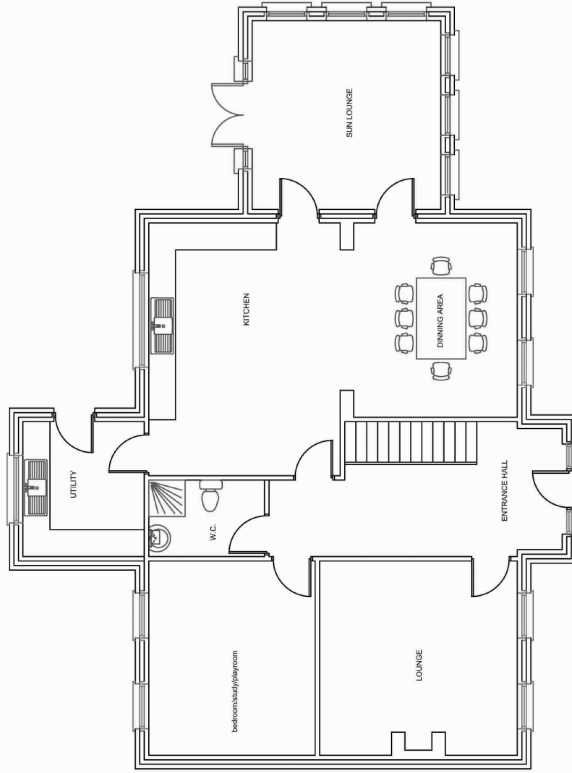
KITCHEN AND UTILITY UNITS	£5,000
SANITARY WARE (INCLUDING SHOWER FITTINGS)	£2,500
FIREPLACE	£1,000

WALL TILING, FLOOR TILING AND CARPETS ARE NOT INCLUDED

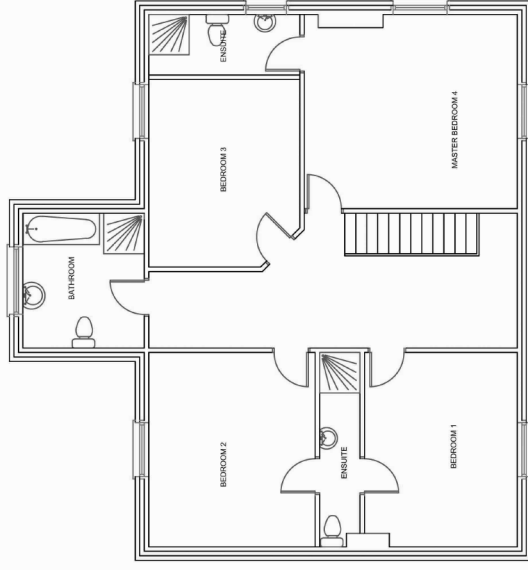
NOMINATED SUPPLIERS

Kitchen: Choice Kitchens

Sanitary Ware: Beggs & Partners, Newtownards
Haldane Fisher, Conlig.



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



21 Priests Lane - Bleris Road - Lisburn - BT27 5RB - Tel: 028-92601533 - Fax: 028-92604467

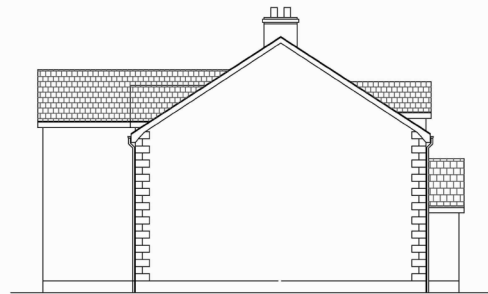
PROJECT: PROPOSED REPLACEMENT DWELLING
 8 GARAGE
 3 BATHS
 3 BALCONIES
 300 SQ M
 PROJECT No: dym181brdd
 DRAWING TITLE: PROPOSED FLOOR PLANS
 CLIENT: Ms DYNES
 DATE: FEB-2011

DRAWING No. 1/2

SCALE 1/100



FRONT ELEVATION




SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

 <p>PATRICK JOHNSON DESIGN</p> <p>21 Priests Lane - Bians Road - Lisburn - BT27 5RB - Tel:028-92601533 - Fax:028-92604467</p>	<p>PROJECT PROPOSED REPLACEMENT DWELLING & GARAGE AT 54 BALLYEASBOROUGH RD, KIRKISTOWN</p>	DRAWING No. 2/2
	<p>PROJECT No. dysnblbrdd DRAWING TITLE PROPOSED ELEVATIONS CLIENT Ms DYNES DATE FEB-2011</p>	SCALE 1/100

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NOTE: The following particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease. While every care is taken in compiling the information, we can give no guarantee as to the accuracy thereof, and enquirers must satisfy themselves regarding the description and measurements.