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New Development of Detached and Semi-Detached Homes

with Generous Turnkey Finish

We are pleased to announce the release of three semi-detached houses and one detached house located within the prestigious Ashlea Development in Ballymoney.

These new homes are exceptionally well finished and benefit from an **"Excellent Turnkey Specification"** to include Oak internal doors, choice of fitted Kitchen and Fireplace, gardens laid in lawn and much more.

We therefore highly recommend early internal inspection to fully appreciate these fine family homes.

**VERAGH
DEVELOPMENTS**

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Location

Leave Ballymoney on Queen Street continuing through the roundabout onto the Rodeing Foot and then next left at the roundabout onto the Kilraughts Road. Take the second left into Ashlea and the Development is situated at the end of the Avenue.

Specification

All homes are of traditional cavity wall construction

Gardens laid in lawn to front and rear of properties

Thermal insulation to walls and roofs to achieve a substantial energy saving

All houses will be covered by 10 year C.R.L guarantee

The ground floor will be sand cement screened finish

Solid oak doors will be fitted internally

A smoke alarm will be fitted as standard

Tarmac parking/driveways

uPVC double glazed windows

All kitchens have been designed to create maximum useable space

Generous provision of power points are included throughout

A television point is installed in the lounge and telephone point in the entrance hall

External light points are provided

Every house is built with a traditional chimney for an open fire. Purchasers may select from a range of fire surrounds

Oil fired heating is installed internally

All homes finished to Turnkey Specification

A management company will be established to cover external maintenance and upkeep of landscaped and communal areas

Shower doors will not be fitted

Nominated suppliers must be used without exception



Entrance Hall



Bathroom



Lounge



Dinette



Kitchen



Rear

Images for Illustration purposes only



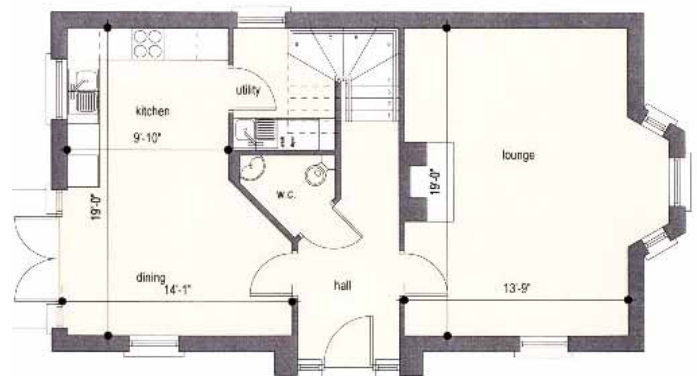
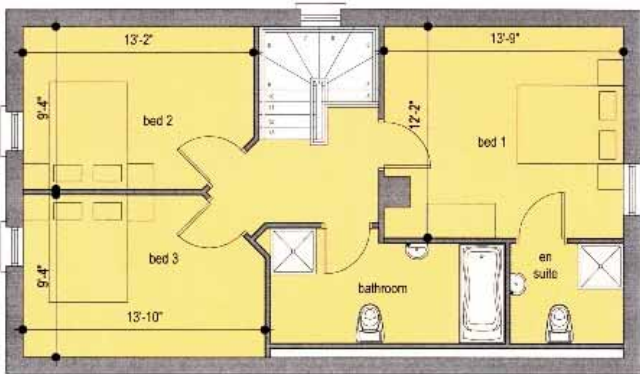
HOUSE TYPE A



Floor Plan Area - 1736 sq ft (161 sq m)



HOUSE TYPE E



Floor Area - 1328.8 sq ft
(123.5 sq m)



HOUSE TYPE F



Floor Area - 1139.5 sq ft
(105.8 sq m)

Price List

A background image of a two-story brick house with a gabled roof, white window frames, and a dark front door. The house is set on a paved driveway with a green lawn in the foreground.

House Type	Site No	Accommodation	Turnkey Price
F	19	3 Bed 1 ½ Rec	Sold
F	15 - 18	3 Bed 1 ½ Rec	£139,000
F	21	3 Bed 1 ½ Rec	Sale Agreed
F	22	3 Bed 1 ½ Rec	£139,000 - Showhouse
A	23	4 Bed 2 ½ Rec & Detached Garage	Sold

Turnkey Package to include:-

Internal painting, sanitary ware, fireplace and Kitchen to include hob, oven and extractor fan.

Ashlea Drive, Ballymoney



P.C. 03.03.08 P.C. 04.06.08 P.C. 08.10.08 B.C. 23.10.08

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