

## Foxton Wood South, Ballymena

### 9<sup>TH</sup> October 2024

|        |                |                     |       |          |
|--------|----------------|---------------------|-------|----------|
| 5.16   | The Ormond     | 3 Bed Semi-Detached | 900   | RESERVED |
| 5.14*  | The Ormond     | 3 Bed Semi-Detached | 900   | £165,950 |
| 5.18** | The Harrington | 3 Bed Detached      | 1,170 | RESERVED |
| 5.19   | The Harrington | 3 Bed Detached      | 1,170 | RESERVED |
| 5.20   | The Arlington  | 3 Bed Detached      | 1,125 | RESERVED |
| 6.23   | The Dutton     | 3 Bed Semi Detached | 985   | £178,950 |
| 6.25   | The Arlington  | 3 Bed Detached      | 1,125 | £199,950 |
| 6.7    | The Camberwell | 3 Bed Semi-Detached | 950   | RESERVED |
| 6.8    | The Camberwell | 3 Bed Semi-Detached | 950   | RESERVED |
| 7.1    | The Harrington | 3 Bed Detached      | 1,170 | RESERVED |
| 7.3    | The Rowley     | 4 Bed Detached      | 1,230 | £207,950 |

\*Standard electrical layout out (no changes available).

\*\*Property specification pre-chosen and fitted.

A Reservation Fee of £1000.00 is required per property. Should the Reservation Agreement be cancelled, the builder will retain £500 (Administration Fee).

PC090418 PC130418 PC230418 PC03052018 PC14052018 PC14062018 PC26062018PC03072018  
PC21072018 PC07092018 PC170918 PC24092018 PC25092018 BC17112018 BC31218 PC04122018  
PC03012019 PC070119 BC11012019 BC150119 BC310119 BC210219 BC25219 BC280219 BC040319  
BC14052019 BC210519 BC240919 BC101019 BC231119 BC01022020, BC05032020 BC9620 BC160221  
PC3821 PC140821 PC021121 PC141221 030222 PC210222 PC01032022 PC14032022 PC22032022  
PC280322 PC13092022 PC15112022 BC120122 BC080323 BC04042023 BC210923 BC251123

### **IMPORTANT INFORMATION FOR HOLDING DEPOSITS**

Our obligations under the new Money Laundering Regulations 2003 (which includes Estate Agents) means that we at Lynn & Brewster Ltd must obtain photographic and support identification documents to enable us to accept your deposit for the purchase of your property in Foxton Wood. This procedure is similar to that operated by the Banking industry.

The various forms of acceptable photographs and support identification are detailed below:

#### **PHOTOGRAPHIC ID**

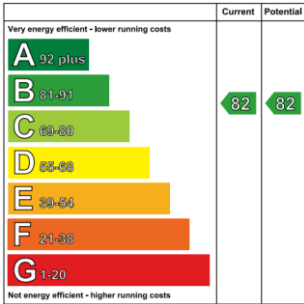
- Current signed passport
- EEA member state ID card
- Northern Ireland Voters card
- Resident permit EU national
- Current EEA or UK photo-card driving License
- Blue Disabled drivers pass
- Current full old style driving licence
- Benefit Book or original notification letter from relevant benefits agency
- Inland Revenue Tax notification
- Photographic registration cards for those who are self-employed in the construction industry
- Shotgun/Firearms certificate

#### ***SUPPORT/VERIFICATION ID*** \*Not if already used as primary ID

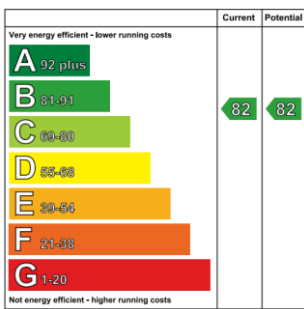
- Record of a home visit
- Confirmation from the electoral register
- Recent utility bill/statement
- Valid local authority tax bill
- EEA Member State ID card containing current address \*
- Current UK driving license \*
- Recent systems generated or signed documents from a regulated financial sector firm containing clients address
- Solicitors letter confirming recent house purchase
- NIHE or private rent card/tenancy agreement
- Benefit book or original notification letter from relevant benefits agency
- Inland Revenue correspondence addressed to the applicant \*

\*not if already used as primary ID

**Typical EPC Rating – The Dutton –**



**Typical EPC Rating – The Harrington –**



**Typical EPC Rating – The Camberwell – Not available**

**Typical EPC Rating The Ormond – Not available**

**Typical EPC Rating The Rowley – Not available**

# SPECIFICATION

We take our environmental responsibilities seriously - improved insulation and robust windows / doors. In line with new building regulations helps to keep draughts out and retains warmth.



Modern energy efficient heating systems reduce the amount of energy used to heat our homes, reducing carbon emissions and ensuring lower heating bills.  
We use sustainable and recycled materials where possible, and fit dual flush toilets and energy saving lightbulbs to help you commit to a more eco-friendly way of life.

## KITCHENS AND UTILITY

- Impressive high quality units with choice of doors and handles, work-top with upstands and splashback behind hob
- Integrated appliances to include gas hob, stainless steel electric oven, extractor hood, integrated dishwasher and integrated fridge/freezer
- Plumbed for washing machine and dryer

## BATHROOM, ENSUITE AND CLOAKROOM

- Contemporary white sanitary ware with chrome fittings
- Heated towel rail to bathroom and ensuite
- Thermostatically controlled shower over bath with screen door (where applicable)
- Showers in ensuites to be thermostatically controlled on slimline trays

## FLOOR COVERING AND TILING

- Ceramic tiled floor to kitchen area, bathroom and ensuite
- Tiling to shower enclosure and around bath area
- Choice of carpets to entrance hall, lounge, bedrooms, stairs and landing

## INTERNAL FEATURES

- Black Composite entrance door with 5 point locking system
- Insulated to new building regulations, these homes should see up to a 40% saving on energy bills, with extremely high SAP ratings (the higher the SAP rating, the more energy efficient the home)
- Natural gas fired central heating
- Walls and ceilings painted throughout
- White painted skirting and architraves
- White painted internal doors with quality ironmongery
- Comprehensive range of electrical points, sockets, television and telephone points
- Recessed down-lights to kitchen, ensuite and bathroom
- Mains smoke and carbon monoxide detectors
- Wired for alarm system

## EXTERNAL FEATURES

- Rear garden enclosed with close boarded fencing
- UPVC double glazed windows
- Driveways to be finished in bitmac with paving to pathways
- Outside light to front and rear door

## COMMON LANDSCAPED AREA

- There will be a feature landscaped entrance as well as a number of landscaped amenity areas to be maintained by a management company and paid for by way of an annual management charge

## BUILDING WARRANTY

- Each home will be issued with a Global Home 10 year warranty certificate



Interior images from previous Glenrod Show Homes.



# FOXTON WOOD SOUTH

CREBILLY ROAD  
BALLYMENA

## HOUSE TYPE KEY PHASE 5, 6 & 7

- THE HARRINGTON  
Site 5-18, 5-19, 7-4, 7-5
- THE ROWLEY  
Site 7-3, 7-6
- THE ARLINGTON  
Site 5-20



- SHOW HOME  
Site 5-20 (The Arlington)
- BOOKED



ANTRIM  
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BALLYMENA  
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