Lynn + Brewster

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Foxton Wood South, Ballymena

2ND November 2026

7.15	**The Rowley**	**4 Bed Detached**	**1230sqft**	**£269,950**
8.4	**The Barton**	**3 Bed Semi Detached**	**1045sqft**	**£223,500**
8.5	**The Dutton (B)**	**3 Bed Semi Detached**	**985sqft**	**RESERVED**
8.6	**The Eden**	**3 Bed Semi Detached**	**1105sqft**	**RESERVED**
8.8	**The Dutton**	**3 Bed Semi Detached**	**985sqft**	**£219,950**
8.13	**The Dutton**	**3 Bed Semi Detached**	**985sqft**	**£229,950**
8.14	**The Arlington**	**3 Bed Detached**	**1125sqft**	**£237,950**

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

SHOWHOUSE 7.26 – The Eden

Utility Connection Contribution - A one-time contribution of £1,000, payable at completion, toward the cost of water and electricity connections. Glenoak Ltd covers the remaining cost of these services.

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**

SPECIFICATION

FOXTON WOOD SOUTH
CREBILLY ROAD
BALLYMENA

ENERGY EFFICIENCY
These homes have been designed to be more sustainable by retaining heat and reducing energy consumption. The energy efficiency of these homes is achieved through the use of thermally efficient insulation, high-performance doors and windows, and the integration of solar photovoltaic (PV) panels to generate renewable electricity and further lower energy bills.

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
- 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
- Front and rear gardens turfed
- 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 is issued with ICW Insurance Services Limited 10 year warranty certificate

ICW





Interior images from the Show Home.

FOXTON WOOD SOUTH

CREBILLY ROAD

BALLYMENA



country estates

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BALLYMENA
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