



## 1 Churchfield Close, Ballymena, BT44 8BG

Offers in the region of £235,000

Set in a small development on the edge of Portglenone, this spacious detached five bedroom house extends to circa 1,400 sq ft and is located within easy walking distance of the village's various shops and amenities. The home enjoys a contemporary finish, with both the kitchen and bathroom having been replaced in recent years.

Boasting five bedrooms, family bathroom, two formal reception rooms, open plan kitchen/dining area with separate utility room and fitted cloakroom, this property offers family size living accommodation, literally ready for occupation.

Interest in this home is likely to be strong from the outset, and early viewing is recommended in order to avoid disappointment.



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## Property Features

- Detached House Circa 1,400 sq.ft.
- Entrance Hall with Oak flooring
- Two formal Reception Rooms including a Living Room and Dining Room
- Large open Plan Kitchen/Dining Area
- Separate Utility Room with fitted Cloak Room off
- Five well-proportioned first floor Bedrooms
- Family Bathroom
- Oil Fired heating system / PVC double glazed windows and doors
- Tarmac driveway to the front with ample space for parking
- Enclosed rear yard, landscaped for low maintenance and covered with Perspex roof

## Accommodation

(Dimensions and Areas are approximate)

### Ground Floor

**Entrance Hall 15'6" x 6'6" (4.73 x 2)**

PVC Front door.

Solid Oak flooring.

**Living Room 14'0" x 12'7" (4.28 x 3.86)**

Adam style fireplace surround with a decorative cast iron inset and tiled hearth.

**Dining Room 12'8" x 9'9" (3.88 x 2.98)**

Solid Oak flooring.

**Kitchen/Dining Area 19'7" x 9'8" (5.97 x 2.96)**

Contemporary open plan kitchen/dining area, fitted with a range of shaker style eye and low level units. Laminate work surfaces with matching upstands. 1 1/2 bowl stainless steel sink. Under lighting. Integrated hob with stainless steel extractor canopy over. Integrated eye level oven, eye level, microwave, fridge, freezer and dishwasher. Wood effect tile flooring. PVC back door.

**Utility Room 7'5" x 6'6" (2.27 x 2)**

Fitted to match the kitchen with a range of shaker style eye and low level units, laminate work surfaces with matching upstands. Plumbed for washing machine with space for tumble dryer. Wood effect tile flooring.

**Cloak Room 7'5" x 2'9" (2.27 x 0.84)**

Fitted with a low flush W/C and wash hand basin. Tied splash back area. Wood effect tile flooring.



## First Floor

### Landing

Built in Hot Press

### Bathroom 8'9" x 8'0" (2.69 x 2.44)

Modern bathroom suite, fitted with a bath, shower cubicle, low flush W/C and wash hand basin. Tiled floor to ceiling.

### Bedroom 1 12'5" x 10'5" (3.79 x 3.18)

Wood effect laminate flooring.

### Bedroom 2 11'4" x 10'5" (3.47 x 3.18)

Wood effect laminate flooring.

### Bedroom 3 9'9" x 9'1" (2.99 x 2.78)

Wood effect laminate flooring.

### Bedroom 4 11'1" x 9'9" (3.39 x 2.98)

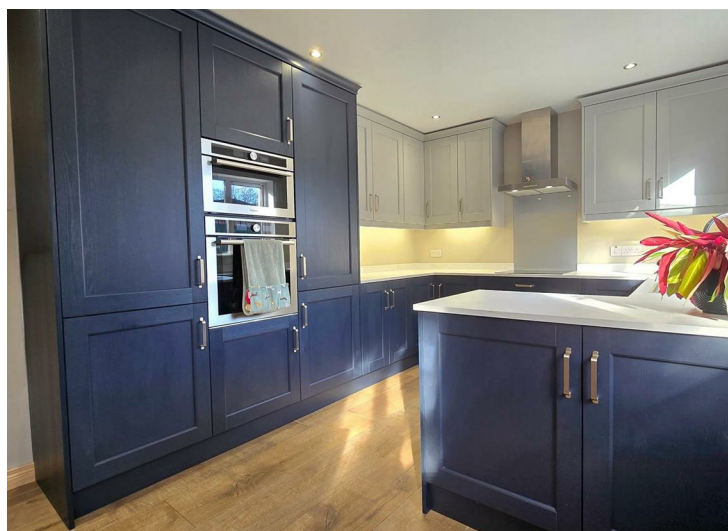
Wood effect laminate flooring.

### Bedroom 5 9'1" x 8'10" (2.79 x 2.71)

Wood effect laminate flooring.

### Outside

Front: Tarmac driveway with ample space for car parking. Flower beds, finished in decorative gravel  
Rear: Concrete backyard, enclosed by wooden fencing and covered with a perspex roof. Wooden shed. Gated access to the side to allow for use as a carport. Raised flower beds. Mature hedging to the side.

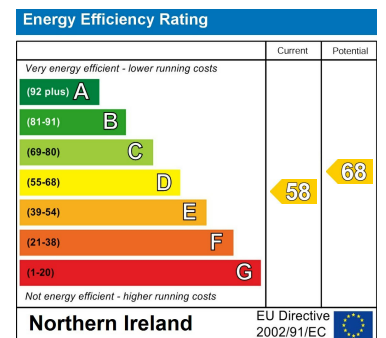




## Area Map



## Energy Efficiency Graph



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