



5 Tullyglass Park, Ballymena, BT42 1HH

Offers in the region of £450,000

Enjoying a mature, elevated site of circa 0.45 acres in the quiet surroundings of Tullyglass Park, this spacious detached four bedroom home offers family size accommodation in one of Ballymena's most enduringly popular developments.

Within easy reach of Ballymena town centre, bus/train station and a host of local schools, this unique property enjoys size and space more commonly found in the countryside, with the conveyance that comes with being close to town.

Opportunities to acquire homes like this are rare on today's market, and early viewing is strongly recommended in order to avoid disappointment.



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Property Features

- Spacious detached four bedroom house
- Set on a mature site of circa 0.45 acres
- Five formal reception rooms
- Kitchen with Utility Room off
- Four well proportioned first floor bedrooms, two en-suite
- Family Bathroom
- Detached double garage with floored loft space
- Double glazed hardwood windows/Double glazed PVC in Sunroom
- Oil fired heating system
- Set in an enduringly popular development



Accommodation (Dimensions and Areas are approximate)

Ground Floor

Entrance Hall 8'2" x 5'11" (2.51 x 1.81)

Glazed double doors. Open archway into main hall. Ceiling coving.

Hall 15'11" x 9'10" (max) (4.86 x 3.02 (max))

Plus 3.53 x 1.39. Stairs to first floor. Ceiling Coving.

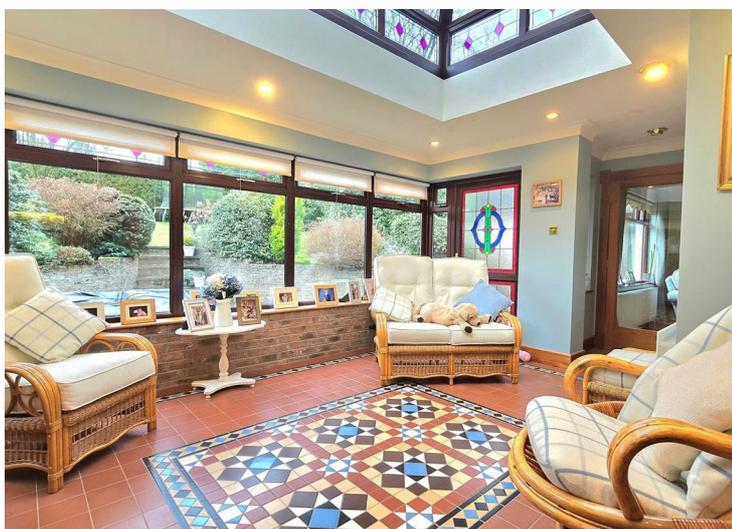
Lounge 29'8" x 14'2" (max) (9.05 x 4.32 (max))

Marble Adam style fire place surround with a traditional open hearth, equipped with a decorative canopy. Solid pine flooring. Ceiling coving. Double patio doors opening to the rear. Glazed doors into sun room.



Sun Room 15'10" x 12'3" (max) (4.85 x 3.74 (max))

Lantern Rooflight. PVC double glazed windows. Tiled floor. PVC door opening to the rear. Glazed doors to the living room.



Hall/Cloak Room 4'11" x 5'2" (1.52 x 1.59)

Wood effect wall panelling.

Cloak Room 4'11" x 3'7" (1.5 x 1.11)

Fitted with a wash hand basin and W/C. Fully tiled walls.

Study 13'11" x 13'5" (4.26 x 4.09)

Adam style fireplace surround with a marble tiled hearth and electric stove inset. Fitted shelving.

Sitting Room 18'3" x 11'2" (5.57 x 3.41)

Adam style fireplace surround with inset stove and tiled hearth. Solid wood flooring. Painted timber ceiling.

Dining Room 15'10" x 11'11" (4.83 x 3.65)

Solid wood flooring. Ceiling coving. Bay window. Open archway into hall.

Kitchen 18'0" x 8'10" (5.49 x 2.70)

Fitted with a range of eye and low level units. Laminate work surfaces with 1 1/2 bowl sink and tiled splash back areas. Space for range cooker with extractor canopy over. Plumbed for dishwasher. Integrated fridge. Tiled floor. Hardwood back door. Open archway into utility room.



Utility Room 13'10" x 5'4" (4.23 x 1.64)

Fitted to match the kitchen, with a range of eye and low level units. Laminate work surfaces with 1 1/2 bowl sink and tiled splash back areas. Under lighting. Plumbed for washing machine and space for tumble dryer. Tiled floor.

First Floor**Landing 21'5" x 6'10" (max) (6.55 x 2.09 (max))**

Built in Hot Press

Separate W/C 4'11" x 2'10" (1.52 x 0.88)

Fitted with a W/C. Stained glass window.

Bedroom 1 13'1" x 10'2" (4.01 x 3.1)

Wood effect laminate flooring. Ceiling coving. Walk in Wardrobe. En Suite off.

Walk in Wardrobe 5'7" x 4'4" (1.72 x 1.33)**En-Suite 5'7" x 5'4" (1.71 x 1.65)**

Fitted with a shower cubicle (with electric shower). Wash hand basin and W/C. Tiled floor to ceiling. Timber clad ceiling.

Bedroom 2 13'5" x 9'11" (4.1 x 3.04)

Wood effect laminate flooring. Fitted wardrobe units. Wash hand basin and vanity unit.

Bedroom 3 17'8" x 9'4" (5.4 x 2.85)

Built in wardrobes. Pine ceiling. En-suite Shower Room off.

En-suite Shower Room 8'8" x 4'3" (2.66 x 1.3)

Fitted with a shower cubicle (electric shower), wash hand basin, and W/C. Tiled floor to ceiling. Pine ceiling.

Bedroom 4 14'10" x 8'10" (4.54 x 2.70)

Wood effect laminate flooring. Ceiling coving. Door directly into main bathroom.

Bathroom 11'8" x 5'10" (3.57 x 1.79)

Freestanding rolltop bath, shower cubicle with electric shower, wash hand basin and W/C. Tiled floor and splash back areas. Heated towel rail. Ceiling coving.

Loft Store Room 15'8" x 13'4" (max) (4.8 x 4.07 (max))

Accessed via a fixed stairway. Fitted with separate W/C

Outside

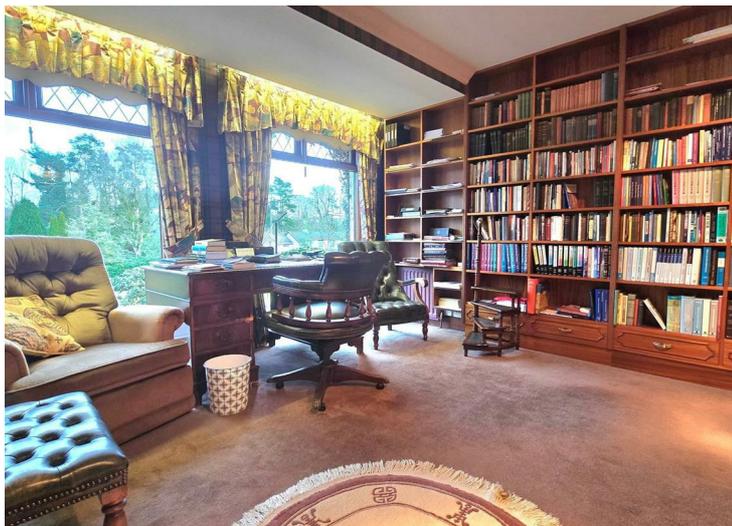
Set on a mature site of circa 0.45 acres, the property enjoys large garden areas to the front and rear.

The front garden is laid in lawn, with mature flower beds, shrubs and hedging. Access from Tullyglass Park is via an asphalt driveway which extends to the side and rear of the property.

The back garden is laid in lawn, with paved patio areas and a carport adjoined to the garage.

Garage 23'7" x 17'10" (7.2 x 5.45)

Fitted with W/C and wash hand basin. Boiler Store (2.75 x 1.88 / 9'0" x 6'2") with oil fired boiler and pedestrian door. Loft space fully floored.





Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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