



107 Shellinghill Road, Ballymena, BT43 5QH

Offers in the region of £274,950



Located in pleasant rural surroundings on the Shellinghill Road, a short drive from Cullybackey village and its various amenities, this detached three bedroom country home enjoys a wealth of stores and outbuildings to the rear, with an excellent degree of privacy.

Extending to circa 1,600 sq ft, this home offers practical family size accommodation, which is ready for some cosmetic modernisation and well suited to buyers wishing to place their own stamp on a property while adding value.

Viewing is essential to fully appreciate this home's potential, and early viewing is recommended in order to avoid disappointment.

Property Features

- Detached country home
- Three formal reception rooms
- Family Kitchen/Dining Area, fitted with Oak units
- Ground floor shower room and first floor family bathroom
- Three well proportioned first floor bedrooms
- Master with en suite shower room
- Oil fired heating system (Condensing boiler)
- PVC double glazed external door and windows
- Large selection of useful garages and stores to the rear
- Mature gardens, laid in lawn to the front and side

Accommodation

(Dimensions and Areas are approximate)

Ground Floor

Entrance Hall 12'4" x 6'10" (3.76 x 2.10)

PVC front door with side lights. Wood effect laminate flooring. Large under stairs storage cupboard. Wood panelled walls.

Living Room 23'11" x 12'3" (7.29 x 3.74)

Tiled fireplace surround and hearth, with a wooden mantle and electric fire inset (open fire behind). Ceiling coving.

Sitting Room 15'2" x 12'3" (max) (4.64 x 3.75 (max))

Wood laminate flooring. Glazed patio door opening to the side of the property. Open archway into the kitchen. Double doors opening into the sun room. Ceiling coving.

Sun Room 21'1" x 12'1" (max) (6.45 x 3.70 (max))

Wood effect laminate flooring. Double patio doors opening to the side. Double doors to sitting room.

Shower Room 9'5" x 6'3" (2.88 x 1.91)

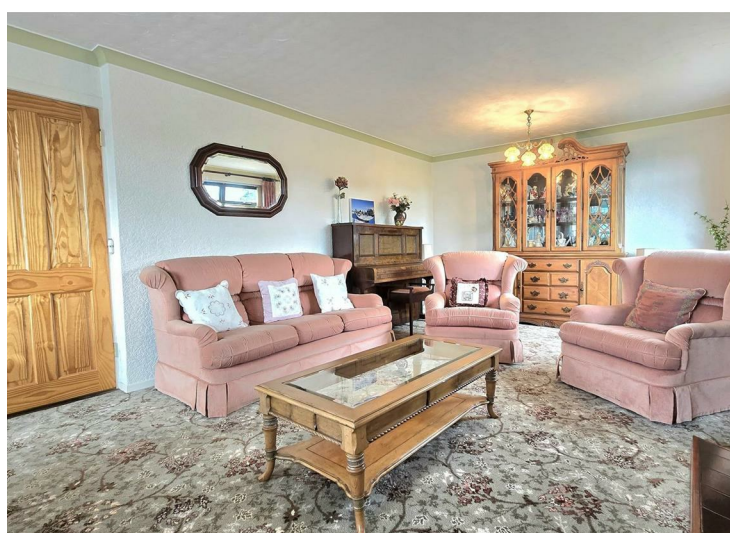
Fitted with a shower cubicle (electric shower), W/C and wash hand basin.

Tile effect laminate flooring. PVC splash back areas and pine wall panelling. Pine ceiling.

Kitchen/Dining Area 18'4" x 11'10" (5.59 x 3.62)

Fitted with a range of Oak eye and low level units. Tiled work surfaces and splash back areas, finished in Oak trim.

Hob with integrated extractor fan over. Integrated eye level double ovens. Space for fridge/freezer. Plumbed for washing machine. Wood effect laminate flooring. Pine ceiling.



Back Hall 6'2" x 4'9" (1.88 x 1.47)

Timber back door. Wood effect laminate flooring. Built in storage cupboards. Pine ceiling. Brick effect wall panelling.

First Floor**Landing 16'11" x 6'1" (5.17 x 1.87)**

Ceiling coving.

Bedroom 1 11'1" x 12'2" (max) (3.38 x 3.73 (max))

Built in wardrobe. Wood effect laminate flooring. Ceiling coving. En-Suite.

En-Suite 6'10" x 2'10" (2.09 x 0.88)

Fitted with a shower cubicle (electric shower), w/c and wash hand basin. Tiled splash back areas. Pine ceiling. Pine wall panelling.

Bedroom 2 11'5" x 9'8" (3.5 x 2.97)**Bedroom 3 11'11" x 10'9" (3.64 x 3.28)**

Ceiling coving

Bathroom 11'10" x 6'9" (max) (3.63 x 2.06 (max))

Fitted with a bath (with shower attachment) LFWC, wash hand basin with vanity unit and heated towel. Built in hot press. Wood effect laminate flooring. Ceiling coving.

Outside

Mature gardens to the front and rear, laid in lawn with mature shrubs and hedging. Large concrete yard to the rear.

Garage 28'1" x 10'2" (8.58 x 3.1)

Roller door.

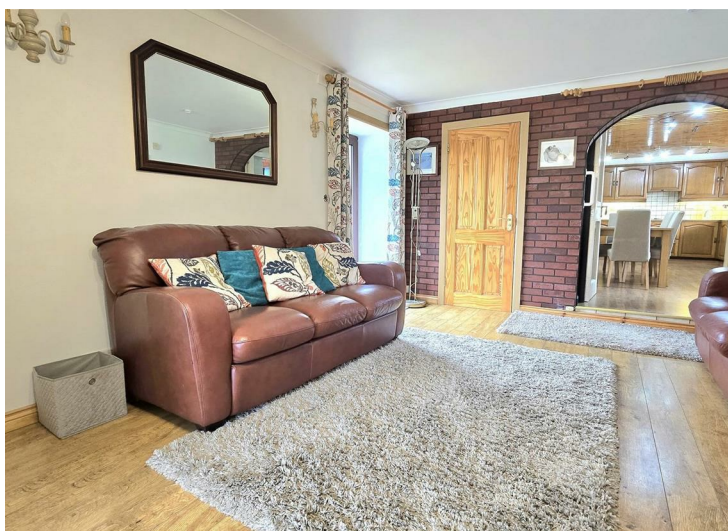
Pedestrian access door.

Store 1 12'9" x 10'1" (3.9 x 3.08)**Store 2 14'10" x 10'9" (4.53 x 3.3)**

Finished out for use as a games room, which could be used as a home office.

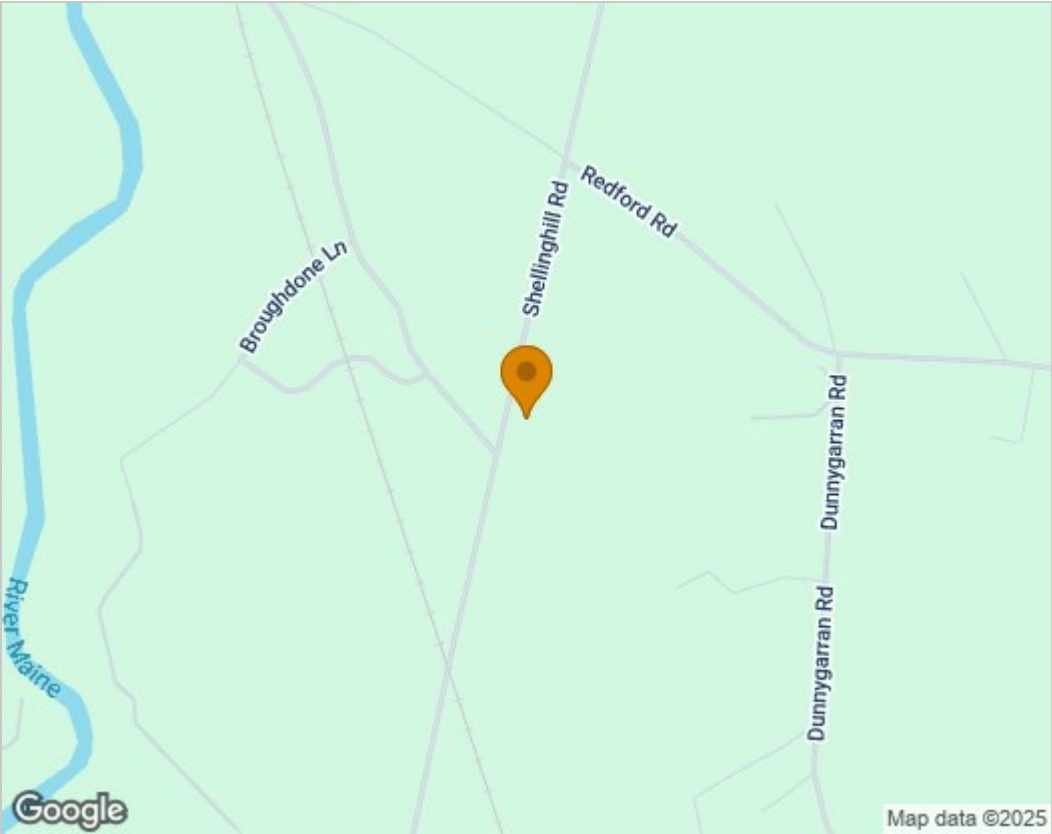
Store 3 14'6" x 12'1" (4.43 x 3.7)**Store 4 26'6" x 14'9" (8.1 x 4.5)****Large Store 38'7" x 18'11" (11.77 x 5.79)**

Large roller door.





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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