



3 Craigstown Meadow, Kells, BT42 3PU

Offers in the region of £395,000

Enjoying a site of circa 1.5 acres in pleasant rural surroundings, this spacious detached bungalow offers family size living accommodation (circa 2,335 sq ft) with an abundance of outdoor space.

Located in the countryside outside of Kells & Connor, the property is convenient to both Ballymena and Antrim by car.

Externally, the property boasts an attached double garage, yard areas and partially constructed workshop / stores on its impressive 1.5 acres site.

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



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Property Features

- Spacious detached bungalow circa 2,335 sq ft
- Three formal reception rooms, Lounge, Family room and Sun Room
- Spacious kitchen area with separate Utility Room
- Four well proportioned bedrooms, master with en suite and walk in wardrobe
- Family Bathroom
- PVC double glazed windows/Oil fired heating system
- Large floored loft space, with fixed stair access from hall
- Attached double garage
- Grounds extending to circa 1.5 acres, garden laid in lawn
- Twin Yards, with a partially constructed workshop/stores

Accommodation

(Dimensions and Areas are approximate)

Entrance Hall

Hardwood front door with matching, double glazed side lights. Wood laminate flooring. Access to twin stores. Fixed stairwell to floored loft area. French doors leading to lounge.

Lounge 19'0 x 13'11 (5.79m x 4.24m)

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

Dual aspect windows.

Ceiling coving and centre rose.

Family Room 13'0 x 12'11" (3.96m x 3.94m)

Brick inglenook fireplace with multi fuel stove.

Tiled floor.

French doors leading to sun lounge.

Open archway to kitchen.

Ceiling coving and recessed ceiling lighting.

Sun Room 18'11 x 11'2" (5.77m x 3.40m)

PVC Double glazed French doors leading to rear. Tiled floor. Ceiling coving.

Kitchen 17'5" x 13'0 (5.31m x 3.96m)

Country style kitchen fitted with a range of eye and low level units and granite work surfaces. Belfast sink. Space for range style oven with extractor hood over. Integrated fridge. Space for dishwasher. Dual aspect windows. Tiled floor.



Utility Room 10'5" x 7'10" (max) (3.18m x 2.41m (max))

Fitted with a range of eye and low level units and laminate work surface. Stainless steel sink unit with draining bay.
Space for under counter fridge/freezer. Plumbed for washing machine. Tiled floor. PVC double glazed door to rear.

WC

Fitted with a W/C. Tiled floor.

Bedroom 1 (Master) 14'8" x 12'9" (4.47m x 3.89m)

Walk in wardrobe and en suite off.

En suite

Fitted with a contemporary white, three piece suite including oversized shower enclosure, pedestal wash hand basin and W/C. Tiled floor to ceiling.

Bedroom 2 14'4" x 11'9" (4.37m x 3.58m)

Fitted with a wash hand basin, mounted on a vanity unit.

Bedroom 3 14'9" x 10'5" (4.50m x 3.18m)

Fitted with a wash hand basin, mounted on a vanity unit.

Bedroom 4 12'8" x 12'4" (3.86m x 3.76m)

Family Bathroom

Fitted with a white three piece suite including a claw foot, freestanding bath, pedestal wash hand basin and W/C. Half panelling to walls. Tiled floor. Ceiling coving.

Floored Roof Space 64'3" x 14'11" (19.58m x 4.55m)

With eaves storage space. Power light and windows. Access is via a fixed staircase from the hall.

Attached Double Garage 24'4" x 21'3" (7.42m x 6.48m)

Power operated, roller shutter door. Separate pedestrian door. Lights and power

Outside

Access is via laneway from the Craigstown Road, shared with other residential dwellings. Double gates open to generous private driveway, finished in stone. Front garden laid in lawn with a paved patio area. Tiled entrance porch. External lighting. PVC soffits, fascia and rainwater goods

Large yard area to rear, finished in stone.

Second yard area to rear.

Outside taps.

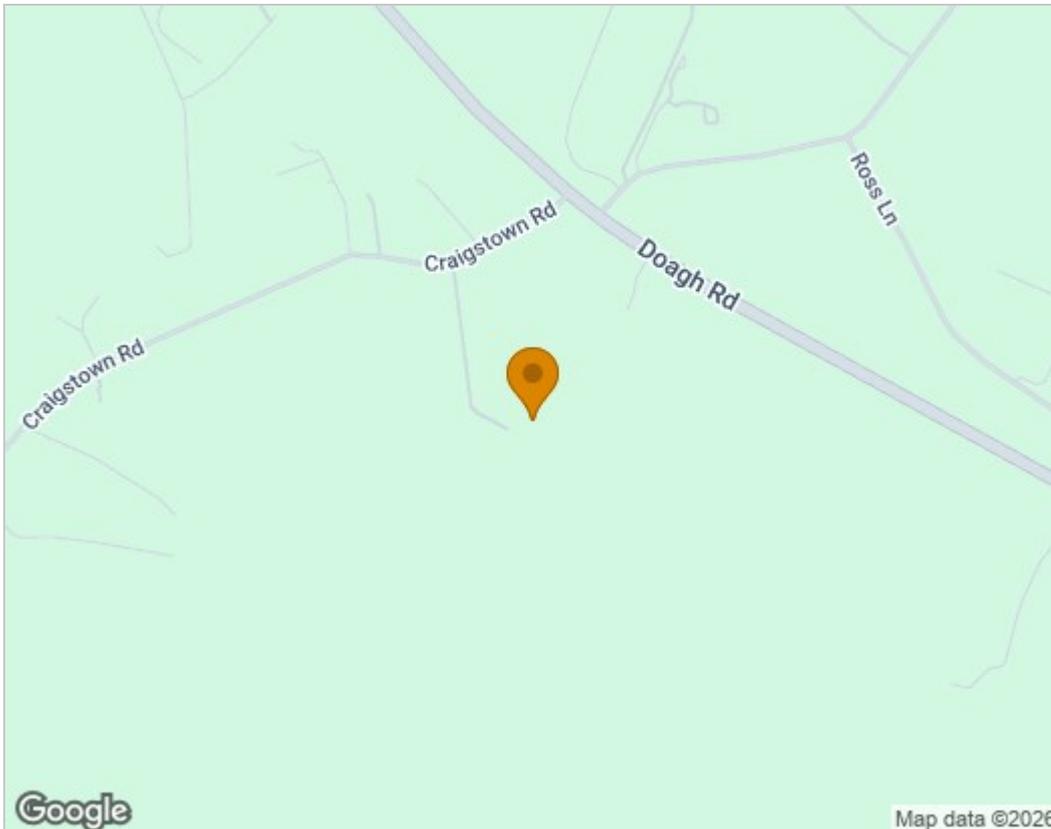
External power points.

Large detached partially constructed workshop/store.

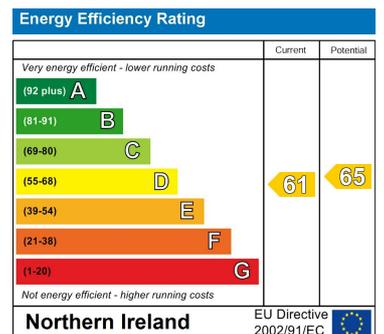




Area Map



Energy Efficiency Graph



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