



9 Tullyglass Park

Ballymena, BT42 1HH

Offers Around £585,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed composite front door with side screens. Alarm panel. Stairwell to first floor. Tiled floor.

FURNISHED CLOAKROOM

Modern fitted two piece suite comprising wash hand basin and WC. Tiled floor.

LOUNGE

12'11 x 11'0 (3.94m x 3.35m)

Bow bay window. Solid Oak flooring.

FAMILY ROOM

23'11 x 13'10 (7.29m x 4.22m)

widest points. Focal point multi-fuel stove in Inglenook style recess on slate hearth. Solid Oak flooring. Triple aspect windows. Bow bay window to rear elevation. PVC double glazed French doors to rear patio and gardens.

OPEN PLAN KITCHEN/LIVING/DINING AREA

21'10 x 20'11 (6.65m x 6.38m)

widest points. Modern fitted shaker style kitchen with high and low level storage units and contrasting granite work surfaces. Inlaid stainless steel 1.5 bowl sink unit. Matching island unit with breakfast bar area. Rangemaster range oven with 5 ring gas hob and stainless steel extractor canopy over. Integrated appliances to include fridge and dishwasher. PVC double glazed French doors to rear patio and gardens. Bow bay window. Tiled floor.

BOOT ROOM

Integrated storage. Tiled floor. Rear hallway with PVC double glazed rear door and service door to garage.

FURNISHED CLOAKROOM

Modern fitted two piece suite comprising vanity unit and WC. Tiled floor.

INTEGRAL DOUBLE GARAGE

19'0 x 14'4 (5.79m x 4.37m)

Electric roller shutter door. Oil fired central heating boiler (pressurised system). Utility area with space and plumbing for washing machine and tumble dryer.

FIRST FLOOR

LANDING

Access to hot press and partially floored roof space via slingsby style ladder. Hallway leading to:

HOME OFFICE AREA

Integrated storage.

PRINCIPAL BEDROOM

19'6 x 11'7 (5.94m x 3.53m)

Dual aspect windows. Wood laminate floor covering.

WALK-IN WARDROBE

9'9 x 7'2 (2.97m x 2.18m)

Integrated storage and rails.

DELUXE EN-SUITE

Modern fitted three piece suite comprising walk-in shower enclosure with mains shower and drench shower head over, vanity unit and WC. Part tiled walls and tiled floor. Chrome towel radiator.

Tel: 02825655733

BEDROOM 2

13'10 x 13'0 (4.22m x 3.96m)

Wood laminate floor covering. Dual aspect windows.

EN-SUITE

Modern fitted three piece suite comprising shower enclosure with mains shower over, wash hand basin and WC. Chrome towel radiator. Tiled floor.

BEDROOM 3

12'10 x 11'10 (3.91m x 3.61m)

Wood laminate floor covering.

BEDROOM 4

11'10 x 9'2 (3.61m x 2.79m)

Wood laminate floor covering.

BEDROOM 5

11'0 x 10'0 (3.35m x 3.05m)

Wood laminate floor covering.

FAMILY BATHROOM

Modern fitted four piece suite comprising shower cubicle with mains shower over, curved panelled bath, wash hand basin and WC. Part tiled walls and tiled floor.

EXTERNAL

Impressive site (c.0.5 Acres) with mature gardens to the front, side and rear in lawn with an array of trees and shrubs.

Large private patio area in paving and brick pavior with southerly aspect.

Generous private driveway in tarmac.

Enclosed play/football area in artificial grass (12'0 x 4'0). Timber shed and log store area.

Outside tap and lighting.



Road Map



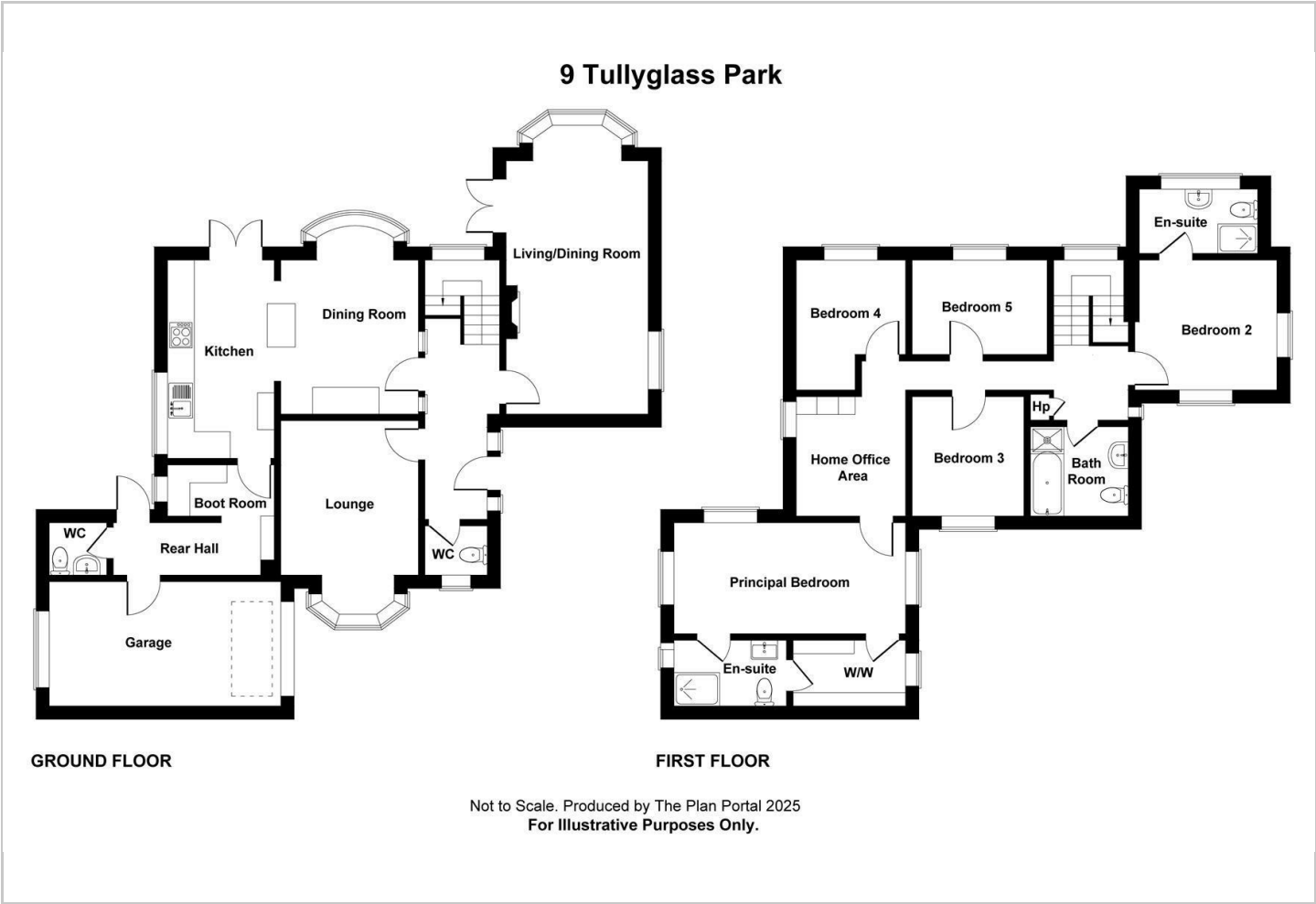
Hybrid Map



Terrain Map



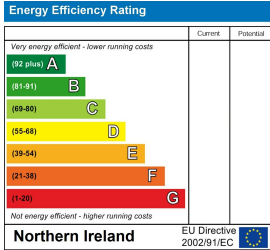
Floor Plan



Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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