



41 Cladytown Road

Ballymena, BT44 9HB

Offers Around £525,000



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GROUND FLOOR

Entrance Hall

Bright and airy. Vaulted ceiling. Turret stairway with solid oak staircase. Ceramic tiled flooring.

Living Room

20'6" x 13'0" (6.27 x 3.97)

Open fire with marble fireplace and surround.

Kitchen / Dining

23'10" x 14'0" (7.27 x 4.28)

Graphite grey, high and low level units with Corian worktop with breakfast bar overhang. 1 1/2 bowl stainless steel sink. Integrated coffee machine, microwave, and dishwasher. Plumbed American style fridge / freezer. Space for Dual fuel range cooker with inglenook. Stainless steel extractor hood. Space for large family dining table. Porcelain tiled flooring. Double doors to rear patio.

Sun Room

17'7" x 13'1" (5.36 x 4.00)

Vaulted ceiling with recessed LED lighting. Gas wall mounted fire. Ceramic tiled flooring. Double doors to rear patio.

Cinema Room / Bedroom 4

9'9" x 10'7" (2.98 x 3.24)

Black out shutters. Wood panelling. Period style cast iron radiator. Ideal for Bedroom 4.

Wet Room

6'0" x 5'7" (1.84 x 1.71)

LFWC and WHB within vanity unit. Shower. Fully tiled.

Utility Room

12'4" x 45'1" (3.76 x 13.75)

High and low level wall units. Plumbed for 2no.

washing machines and space for 2no. tumble dryers. Porcelain tiled flooring.

FIRST FLOOR

Landing with Walk in Hotpress. Slingby ladder to loft.

Bedroom 1 - Front

16'7" x 14'0" (5.06 x 4.28)

Dual aspect. LED downlights.

Walk in Robe

6'11" x 6'10" (2.11 x 2.10)

Fitted with racking and railings. Laminate flooring.

En-Suite

6'11" x 6'9" (2.11 x 2.08)

LFWC and WHB. Quadrant shower.

Family Bathroom

9'9" x 10'8" (2.98 x 3.27)

LFWC and WHB. Jacuzzi style corner bath. Large double shower. Towel radiator.

Bedroom 2 - Rear

10'11" x 13'0" (3.34 x 3.97)

Dual aspect.

Bedroom 3 - Front

9'3" x 13'0" (2.83 x 3.97)

Dual aspect.

EXTERNAL AREAS

Integral Double Garage

20'9" x 20'3" (6.33 x 6.19)

Electric roller doors. Power and lighting. Store cupboard.

Games Room - Above Garage

20'9" x 20'3" (6.33 x 6.19)

Accessed via garage and external access. Ideal for

home office, games room, treatment room etc. WC and WHB. Vinyl flooring.

OUTSIDE

Electric gates leading to a decorative gravelled and brick pavia sweeping driveway. Extensive parking to rear. Garden office. Enclosed trailer / storage area. Comprehensive LED lighting throughout the gardens and entire property.

Gardens

Exceptional professionally landscaped low maintenance gardens, including large pond with

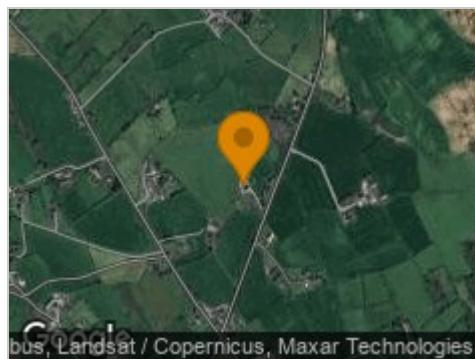
feature waterfall and filtration system. Large brick pavia patio orientated to take advantage of the open countryside views and the afternoon sun. Comprehensive external feature LED lighting. Gardens laid in lawns, raised stone beds with manicured shrubs, and evergreens.



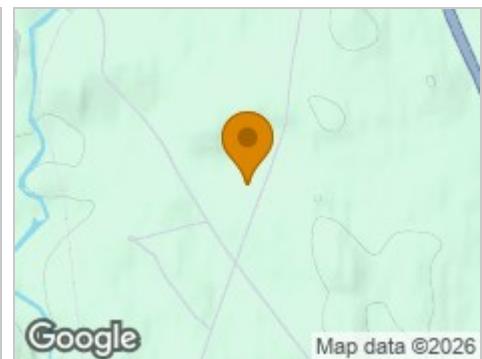
Road Map



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

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		
(11-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		70	73
EU Directive 2002/91/EC			

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