



26 Ballybogeey Road

Clough, Ballymena, BT44 9SD

Offers Around £279,950



26 Ballybogey Road

Clough, Ballymena, BT44 9SD

Offers Around £279,950



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood front door. Indian slate tiled floor. Stairwell to first floor.

KITCHEN WITH INFORMAL DINING AREA

17'8 x 13'4 (5.38m x 4.06m)

widest points. Modern fitted kitchen with low level storage units and contrasting wood block work surfaces. Belfast sink. Free standing Aga range cooker (with back boiler link up). Hardwood double glazed rear door to garden. Access to under stair pantry area. Dual aspect windows.

LOUNGE

17'2 x 12'9 (5.23m x 3.89m)

Original parquet maple flooring. Dual aspect windows. Focal point 'Stanley' multi-fuel stove in Inglenook recess (with back boiler link up) on slate hearth.

SNUG/SOWING ROOM

13'0 x 12'10 (3.96m x 3.91m)

Focal point open fire with timber surround on brick hearth. Oak parquet flooring.

BOOT ROOM

Indian slate tiled floor. Belfast sink.

WC

Tiled floor. WC.

FIRST FLOOR

LANDING

Access to floored roof space, shelved store and hot press.

BEDROOM 1

13'2 x 11'2 (4.01m x 3.40m)

DELUXE FAMILY BATHROOM

Modern fitted four piece suite comprising freestanding clawfoot roll top bath, shower cubicle with mains shower over, wash hand basin and WC. Towel rail. Half panelled walls. Fully tiled walls to shower and tiled floor.

BEDROOM 2

11'11 x 8'5 (3.63m x 2.57m)

BEDROOM 3

9'10 x 9'7 (3.00m x 2.92m)

BEDROOM 4

13'0 x 7'2 (3.96m x 2.18m)

EXTERNAL

Front gardens in lawn with raised paved patio area. Generous private driveway in stone. Fenced rear garden in lawn. Access to several outbuildings with power and light. Adjoining field (c.0.75 Acres)

BARN/LOG STORE & STABLE

Power and light.

DETACHED GARAGE

Power and light.

RANGE OF OUTSIDE STORES

Power and light.

Tel: 02825655733



Road Map



Hybrid Map



Terrain Map



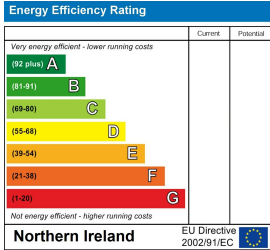
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Edmondson Estates have not tested any services, equipment, or facilities within the premises and will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.