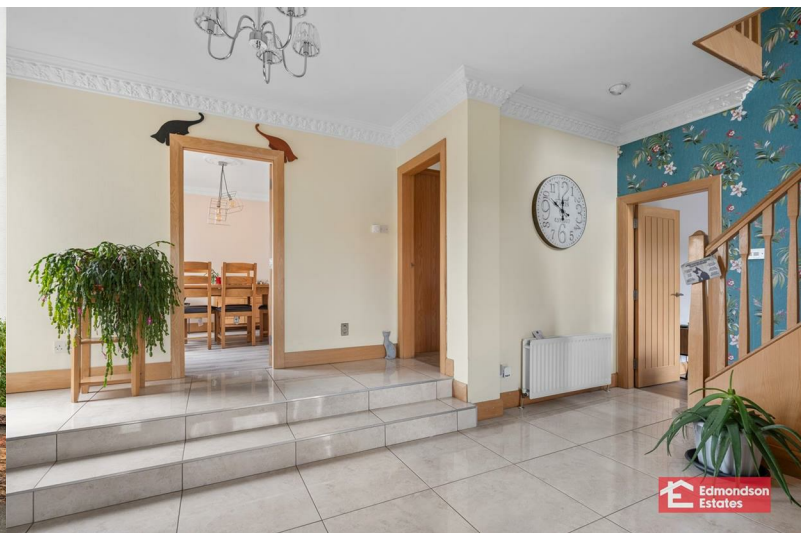




52 Shelling Hill Road

Cullybackey, Ballymena, BT42 1NR

Offers Over £379,950



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed front door with side screens. Tiled floor. Stairwell to first floor. PVC double glazed side door to patio and garden. Beam vacuum system throughout house. Alarm panel.

LOUNGE

19'8 x 13'0 (5.99m x 3.96m)

Dual aspect windows. Focal point open fire with marble surround and hearth. Wood laminate floor covering.

FAMILY ROOM

13'9 x 11'5 (4.19m x 3.48m)

Wood laminate floor covering. Focal point open fire in timber surround on granite hearth.

DINING ROOM

11'11 x 11'11 (3.63m x 3.63m)

Wood laminate floor covering.

FURNISHED CLOAKROOM

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

QUALITY FITTED KITCHEN

15'8 x 11'1 (4.78m x 3.38m)

Quality Oak fitted kitchen with high and low level storage units and work surfaces. Composite 1.5 bowl sink unit. Integrated appliances to include eye level grill and oven, dishwasher, fridge and 5 ring gas hob with extractor canopy over. Breakfast bar area. Part tiled walls and tiled floor.

REAR HALL

PVC double glazed rear door to garden. Tiled floor.

UTILITY ROOM

10'0 x 6'10 (3.05m x 2.08m)

High and low level storage units and work surfaces. Space for range of appliances. Stainless steel sink unit. Part tiled walls and tiled floor.

FURNISHED CLOAKROOM

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

FIRST FLOOR

LANDING

Access to hot press. Access to floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM

11'10 x 11'1 (3.61m x 3.38m)

EN-SUITE

Modern fitted three piece suite comprising shower cubicle with electric shower over, vanity unit and WC. Fully tiled walls to shower.

BEDROOM 2

14'0 x 11'1 (4.27m x 3.38m)

Access to walk-in wardrobe/store.

WALK-IN WARDROBE/DRESSING ROOM

13'0 x 6'6 (3.96m x 1.98m)

Power, heating and lighting. Velux window.

BEDROOM 3

13'9 x 11'5 (4.19m x 3.48m)

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BEDROOM 4

11'9 x 11'1 (3.58m x 3.38m)

Elevated views over surrounding area.

BEDROOM 5/HOME OFFICE

7'7 x 7'1 (2.31m x 2.16m)

Integrated shelving.

FAMILY BATHROOM

Modern fitted four piece suite comprising free standing bath, shower cubicle with mains shower and drench shower head over, wash hand basin and WC. Waterproof laminate flooring.

FLOORED ROOFSPACE

Currently plastered out with Velux windows in place. (option to finish conversion into landing and bedroom subject to appropriate works, checks and approvals).

EXTERNAL

Exceptionally manicured gardens to front side and rear in lawn with brick paviour patio areas and composite decking area to rear.

Elevated flower beds with wide array of plants, trees and shrubs.

Front entrance steps finished in granite.

PVC fascia, soffits and rainwater goods. Outside tap and lighting.

Access to outside store and sheltered log area with outside sink.

DOUBLE GARAGE TO LOWER LEVEL

29'9 x 15'9 (9.07m x 4.80m)

widest points. Electric roller shutter door.

Concrete flooring.

Service door. Power and light.

Access to boiler room with oil fired central heating boiler.



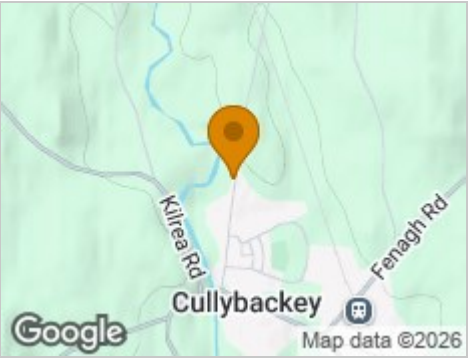
Road Map



Hybrid Map



Terrain Map



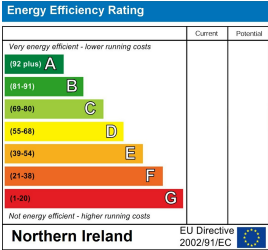
Floor Plan



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 firm's 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.