



## 96 Kirk Road

Roseyards, Ballymoney, BT53 8HN

Offers Around £389,950





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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed composite front door. Access to double store, under stair store and separate shelved store. Stairwell to first floor. Wood laminate floor covering.

#### LOUNGE

16'6 x 13'7 (5.03m x 4.14m)

Picture window to front elevation enjoying countryside views. Focal point gas fire with marble surround and hearth.

#### DINING ROOM

13'5 x 9'11 (4.09m x 3.02m)

Tiled floor. Countryside views to the front.

#### FAMILY ROOM

15'4 x 13'2 (4.67m x 4.01m)

widest points. Picture bow bay window to rear elevation enjoying unrivalled panoramic countryside views. Focal point open fire with brick surround.

#### DELUXE FITTED KITCHEN

18'0 x 14'2 (5.49m x 4.32m)

Modern fitted high gloss style kitchen with high and low level storage units and contrasting composite work surface. Integrated appliances to include fridge freezer, dishwasher, Neff 5 ring induction hob with extractor fan over, Bosch eye level double oven. Integrated pull-out larder unit. PVC double glazed French doors to elevated patio area enjoying far reaching panoramic views over surrounding countryside. Tiled floor.

#### UTILITY ROOM

11'10 x 7'11 (3.61m x 2.41m)

High and low level storage units and work surfaces. Space for washing machine and tumble dryer. Stainless steel sink unit. Grant oil fired central heating boiler (housed). Service door to integral garage and separate PVC double glazed rear door to garden. Tiled floor.

#### INTEGRAL GARAGE

18'3 x 11'8 (5.56m x 3.56m)

Up and over door. Power and light.

#### BEDROOM 1

12'1 x 10'11 (3.68m x 3.33m)

Countryside views to rear. Integrated double wardrobe.

#### EN-SUITE

Fitted two piece suite comprising wash hand basin and WC.

#### BEDROOM 2

12'3 x 11'9 (3.73m x 3.58m)

Integrated double wardrobe and separate integrated wardrobe in mirrored sliding doors.

#### FAMILY BATHROOM

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

#### FIRST FLOOR

#### LANDING

Access to hot press. Velux window enjoying far reaching countryside views. Study nook area.

Tel: 02825655733

### BEDROOM 3

13'6 x 12'1 (4.11m x 3.68m)

Panoramic views over the surrounding countryside.

### BEDROOM 4

13'6 x 12'1 (4.11m x 3.68m)

Twin Velux windows. Access to fully floored roof space (applicable for conversion subject to appropriate consents and works).

### SHOWER ROOM

Fitted three piece suite comprising shower cubicle with electric shower over, wash hand basin and WC.

### EXTERNAL

Wild flower garden to the front enjoying wide array of mature plants and shrubs.

Private driveway in decorative stone leading to gated rear yard area.

Generous rear garden in lawn with wide array of plants, trees and shrubs, with elevated paved patio area enjoying unrivalled panoramic views over the surrounding countryside.

Secluded grass area to the side with timber shed (ideal for vegetable plot).

PVC fascia, soffits and rainwater goods.

Outside tap and lighting.

### DETACHED WORKSHOP/GARAGE

Concrete flooring. Power and light.  
Sliding entrance door to rear yard with separate service door.  
Access to WC.





Road Map



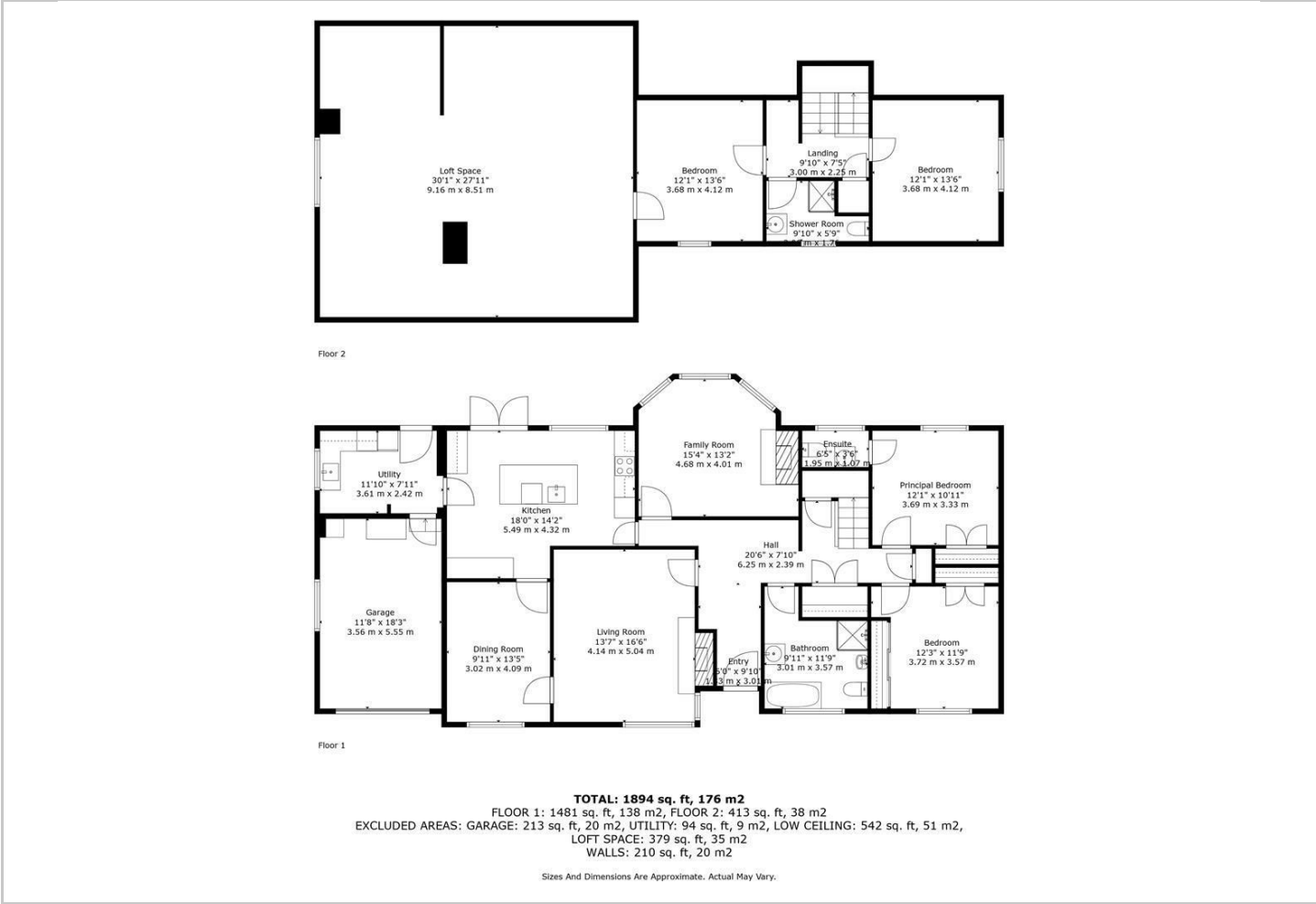
Hybrid Map



Terrain Map



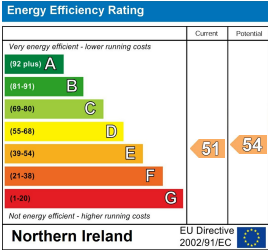
Floor Plan



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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