



111a Garvaghy Road

Cullybackey, Ballymena, BT42 1EN

Offers Around £349,950



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor. Wood laminate floor covering.

LOUNGE

13'8 x 12'6 (4.17m x 3.81m)

Wood laminate floor covering. Bow bay window to front elevation enjoying unrivalled countryside views towards Slemish Mountain. Focal point multi-fuel stove in Inglenook style recess on slate hearth. Open to dining room.

DINING ROOM

9'9 x 9'5 (2.97m x 2.87m)

Wood laminate floor covering.

KITCHEN WITH INFORMAL DINING AREA

19'7 x 9'8 (5.97m x 2.95m)

Quality solid Oak fitted kitchen with high and low level storage units and contrasting work surfaces. Stainless steel 1.5 bowl sink unit. Integrated 4 ring electric hob with extractor fan over, grill and oven. Space for dishwasher and fridge freezer. Glazed display cabinets. Far reaching countryside views. Part tiled walls and tiled floor.

REAR HALL

Low level storage units and work surface. PVC double glazed rear door. Tiled floor. Open to rear porch/conservatory.

CONSERVATORY/REAR PORCH

10'4 x 7'2 (3.15m x 2.18m)

Far reaching countryside views. Tiled floor.

BEDROOM 1

11'8 x 11'8 (3.56m x 3.56m)

Wood laminate floor covering.

BEDROOM 2

10'3 x 9'8 (3.12m x 2.95m)

Wood laminate floor covering. Wall to wall fitted wardrobes.

BATHROOM

Modern fitted three piece suite comprising panelled bath, vanity unit and WC. Fully tiled walls and tiled floor. Access to shelved store.

BEDROOM 3

11'8 x 10'3 (3.56m x 3.12m)

Wood laminate floor covering. Wall to wall fitted wardrobes.

FAMILY ROOM

20'0 x 10'0 (6.10m x 3.05m)

Focal point multi-fuel stove in Inglenook recess on tiled hearth. Access to roof space. Dual aspect windows.

REAR HALL

PVC double glazed rear door. Tiled floor.

SHOWER ROOM

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

FIRST FLOOR

LANDING

Solid oak flooring throughout first floor. Far reaching countryside views.

BEDROOM 4

15'4 x 11'11 (4.67m x 3.63m)

Eaves storage. Far reaching countryside views.

BEDROOM 5/HOME OFFICE

Fitted wardrobes. Far reaching countryside views.

EXTERNAL

Front garden in lawn with paved patio area enjoying panoramic views over the surrounding countryside towards Slemish Mountain and The Mourne. Array of plants and shrubs.

Private driveway in tarmac.

Separate access areas to large double garage and steel double garage.

Several timber sheds one with hot tub, power and lighting (11'10 x 9'8).

Sunken patio area enjoying views over adjacent field. Adjacent field with gated access (c.0.8 Acres).

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

LARGE DETACHED DOUBLE GARAGE

37'7 x 23'9 (11.46m x 7.24m)

widest points. Sliding entrance door. Service door. Concrete flooring. Power and lighting.

UTILITY ROOM

Low level storage units and work surfaces. Stainless steel sink unit. Oil fired central heating boiler. Space and plumbing for appliances. Tiled floor.

DETACHED STEEL DOUBLE GARAGE

19'4 x 19'3 (5.89m x 5.87m)

Concrete floor. Electric roller shutter door. Service door. Power and light.

GARDEN POD

8'7 x 7'6 (2.62m x 2.29m)

PVC double glazed sliding door. Power and light. Wood laminate floor covering.



Road Map



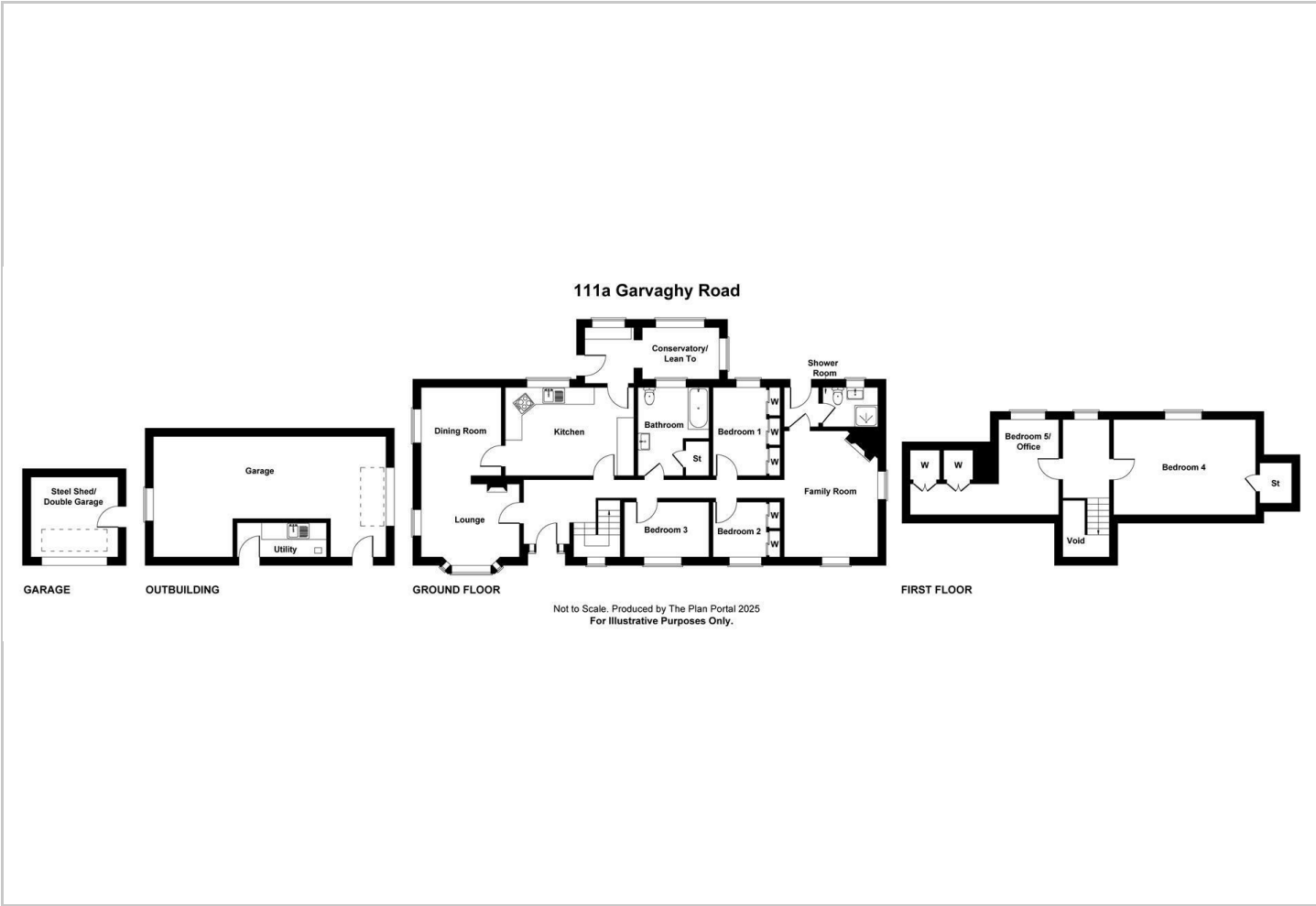
Hybrid Map



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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