



4 Tullyvadden Lane, Tully Road

Dunnyvadden, Ballymena, BT42 3HD

Offers Around £419,000



4 Tullyvadden Lane, Tully Road

Dunnyvadden, Ballymena, BT42 3HD

Offers Around £419,000



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed composite front door with side screens. Staircase to first floor. Access to store. Tiled floor.

FURNISHED CLOAKROOM

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

LOUNGE

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

Focal point wood burning stove in Inglenook style recess. Tiled floor.

FAMILY ROOM

19'6 x 13'0 (5.94m x 3.96m)

Solid wood flooring. Focal point open fire with composite surround on tiled hearth. Hardwood glazed double doors to dining room.

DINING ROOM

14'6 x 13'0 (4.42m x 3.96m)

Solid wood flooring. PVC double glazed French doors to garden.

KITCHEN WITH INFORMAL DINING AREA

19'10 x 12'9 (6.05m x 3.89m)

Modern fitted shaker style kitchen with high and low level storage units and contrasting wood block work surfaces. Twin bowl Belfast sink. Space for range of appliances including fridge freezer, dishwasher and cooker with stainless steel extractor fan over. Breakfast bar area. Tiled floor.

UTILITY ROOM

12'7 x 5'10 (3.84m x 1.78m)

High and low level storage units and work surfaces. Stainless steel sink. Space for washing machine and tumble dryer. Oil fired central heating boiler. PVC double glazed rear door. Tiled floor.

FIRST FLOOR

GALLERY STYLE LANDING

Access to hot press. Velux window. Solid wood flooring.

PRINCIPAL BEDROOM

13'6 x 13'1 (4.11m x 3.99m)

Solid wood flooring.

EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, floating vanity unit and WC. Solid wood flooring.

BEDROOM 2

12'9 x 12'0 (3.89m x 3.66m)

Solid wood flooring. Access to roof space via slingsby style ladder.

EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, semi-pedestal wash hand basin and WC. Velux window. Fully tiled walls to shower.

BEDROOM 3

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

Solid wood flooring.

BEDROOM 4

13'0 x 10'4 (3.96m x 3.15m)

Solid wood flooring. Fitted wardrobes.

BEDROOM 5/STUDY

12'9 x 8'7 (3.89m x 2.62m)

Solid wood flooring.

FAMILY BATHROOM

Modern fitted four piece suite comprising panelled bath, shower cubicle with mains shower over, wash hand basin and WC. Fully tiled walls to shower. Velux window.

EXTERNAL

Expansive gardens to the front, side and rear in lawn with wide array of mature trees and shrubs.

Stoned private driveway leading to stoned rear patio area with raised timber decking.

PVC fascia, soffits and rainwater goods.

Outside tap and lighting.

DETACHED DOUBLE GARAGE

22'1 x 20'7 (6.73m x 6.27m)

Twin roller shutter doors. Separate PVC double glazed service door. Concrete floor. Power and light.



Road Map



Hybrid Map



Terrain Map



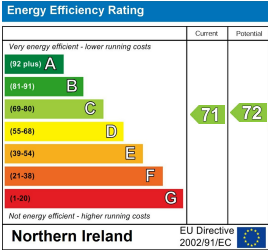
Floor Plan



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.