



48 Straid Road

Ahoghill, Ballymena, BT42 2NT

Offers Around £309,950



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed front door. Tiled floor.

LOUNGE

13'10 x 12'4 (4.22m x 3.76m)

widest points. Wood laminate floor covering. Focal point open fire. PVC double glazed French doors to sunroom. Countryside views.

SUNROOM

17'9 x 16'1 (5.41m x 4.90m)

widest points. Solid wood flooring. Access to floored roof space via slingsby style ladder. Focal point multi-fuel stove on slate hearth. PVC double glazed French doors to rear gardens. Countryside views.

DINING ROOM

13'9 x 8'5 (4.19m x 2.57m)

Wood laminate floor covering. Countryside views.

KITCHEN OPEN PLAN TO DINING & UTILITY AREA

23'3 x 18'1 (7.09m x 5.51m)

widest points. Modern fitted kitchen with high and low level storage units and work surfaces. Stainless steel 1.5 bowl sink. Integrated AEG eye level grill and oven, 4 ring AEG electric hob with Neff stainless steel extractor fan over and fridge freezer. Stanley Aga oven. Access to under stair store and separate store. Open to conservatory. Wood laminate floor covering. Open plan to dining and utility area with further storage units and work surfaces. Stainless steel sink, integrated dishwasher and space for

washing machine, tumble dryer and American style fridge freezer. Hardwood rear door.

SHOWER ROOM

Modern fitted three piece suite comprising shower cubicle with electric shower over, wash hand basin and WC. Fully tiled walls and tiled floor.

FIRST FLOOR

LANDING

Access to roof space and store.

PRINCIPAL BEDROOM

15'1 x 12'10 (4.60m x 3.91m)

widest points. Wood laminate floor covering. Countryside views.

EN-SUITE

Fitted three piece suite comprising shower cubicle with mains shower over, wash hand basin and WC. Fully tiled walls and tiled floor. Chrome towel radiator.

BEDROOM 2

14'6 x 8'5 (4.42m x 2.57m)

Wood laminate floor covering. Countryside views.

BEDROOM 3

12'1 x 11'0 (3.68m x 3.35m)

Wood laminate floor covering.

BEDROOM 4

10'0 x 9'1 (3.05m x 2.77m)

Wood laminate floor covering.

Tel: 02825655733

FAMILY BATHROOM

Fitted three piece suite comprising panelled bath, wash hand basin and WC. Fully tiled walls and tiled floor. Chrome towel radiator. Access to hot press.

EXTERNAL

Expansive gardens (c.0.5 Acres) in lawn with wide array of mature trees, plants and shrubs.

Generous private driveway in tarmac and brick paviour leading to rear concrete yard with ample parking for multiple vehicles.

Timber shed. Storage areas (please note both car ports are to be removed prior to completion).

Recently constructed entertainment/BBQ area to rear of garden with stove, power and lighting.

PVC fascia, soffits and rainwater goods.

Outside tap and lighting.

DETACHED TRIPLE GARAGE/WORKSHOP

34'7 x 23'2 (10.54m x 7.06m)

Roller shutter door. Separate service door.

Concrete floor. Power and light. PV Solar Panels to roof (owned) generating ROC's payments.

HOME OFFICE/STUDIO

19'8 x 12'8 (5.99m x 3.86m)

PVC double glazed French doors. Power and light.



Road Map



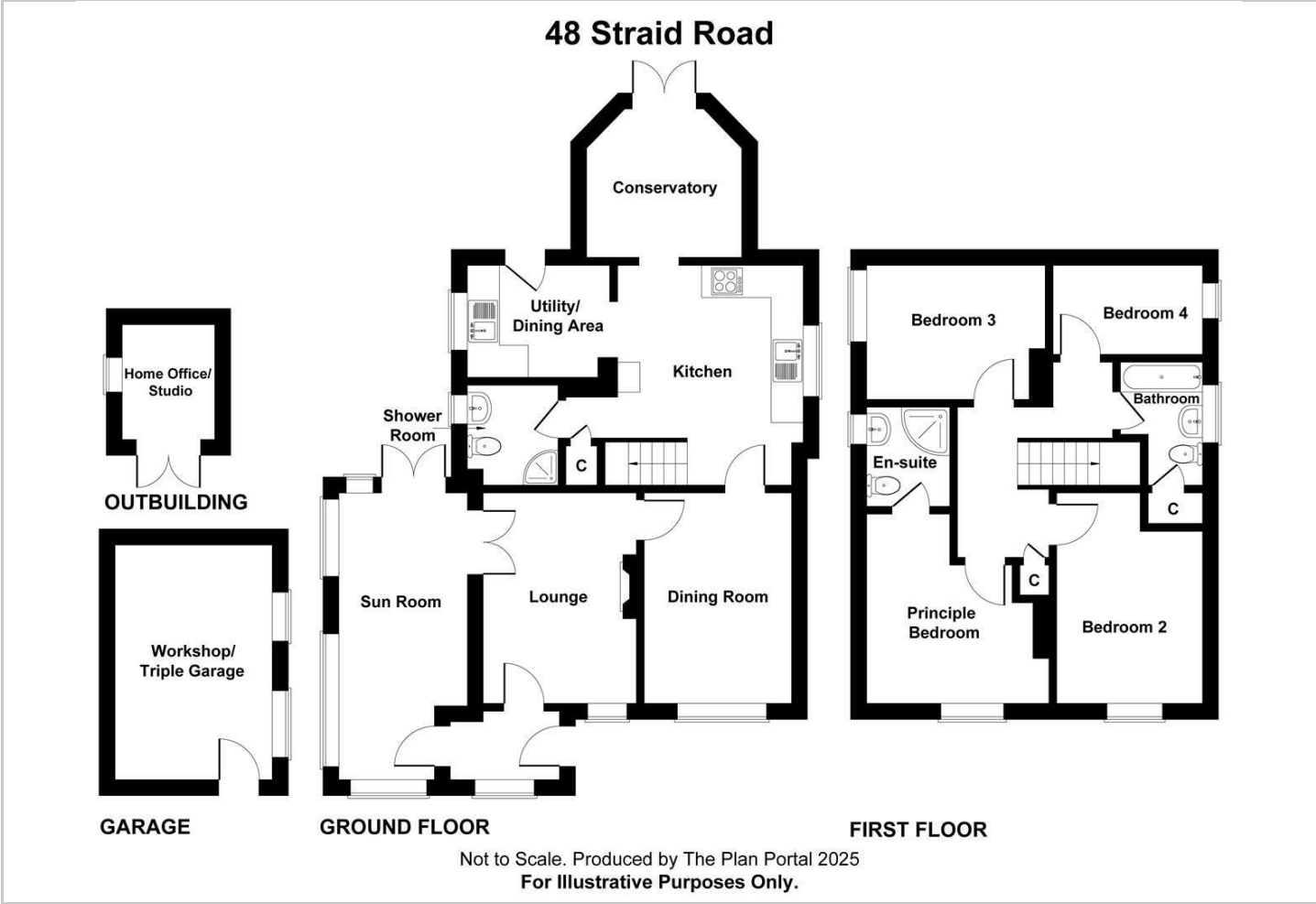
Hybrid Map



Terrain Map



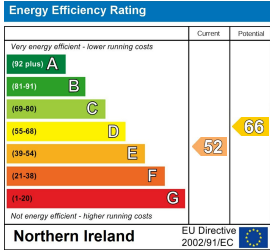
Floor Plan



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



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