



## 81 Deerfin Road

Ballymena, BT42 4HR

Offers Around £359,950





# 81 Deerfin Road

, Ballymena, BT42 4HR

Offers Around £359,950



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed composite front door. Stairwell to first floor. Tiled floor.

#### LOUNGE

16'7 x 10'5 (5.05m x 3.18m)

Wood laminate floor covering. Focal point multi-fuel stove in Inglenook style recess on granite hearth. Dual aspect windows.

#### FITTED KITCHEN

15'1 x 8'3 (4.60m x 2.51m)

Modern fitted gloss style kitchen with high and low level storage units and solid Oak work surfaces. 1.5 bowl composite sink unit. Integrated appliances to include eye level grill and oven, fridge freezer, dishwasher and 5 ring gas hob with extractor canopy over. Dual aspect windows. Tiled floor. Open to dining and sunroom.

#### DINING ROOM OPEN PLAN TO SUNROOM

20'9 x 10'0 (6.32m x 3.05m)

widest points. PVC double glazed French doors to rear garden. Vaulted ceiling to sunroom. Access to larder unit/store. Tiled floor.

#### UTILITY ROOM

12'3 x 4'11 (3.73m x 1.50m)

Integrated low level units and work surfaces. Sink unit. Space for washing machine and tumble dryer. PVC double glazed rear door. Internal door to garage.

#### SHOWER ROOM

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

## INTEGRAL DOUBLE GARAGE

15'9 x 15'2 (4.80m x 4.62m)

Electric roller shutter door. Oil fired central heating boiler. Power and light.

## FIRST FLOOR

### LANDING

Integrated storage. Access to roof space.

### BEDROOM 1

11'6 x 9'8 (3.51m x 2.95m)

Integrated wardrobes and built in wardrobe. Far reaching views over the surrounding countryside.

### BEDROOM 2

15'3 x 8'3 (4.65m x 2.51m)

Integrated wardrobes. Dual aspect windows. Far reaching views over the surrounding countryside.

### BEDROOM 3

10'5 x 8'0 (3.18m x 2.44m)

Far reaching views over the surrounding countryside.

## FAMILY BATHROOM

Modern fitted three piece suite comprising bath with electric shower over, wash hand basin and WC. Access to hot press. Fully tiled walls and tiled floor.

## EXTERNAL

Generous site with garden in lawn. Private driveway in tarmac with cast iron entrance gates. PVC fascia, soffits and rainwater goods. Adjoining car port. Outside tap and lighting. Far reaching views over the surrounding countryside.

## DETACHED ANNEX

(potential to make additional income subject to necessary checks and approvals).

Tel: 02825655733

## OPEN PLAN KITCHEN/LIVING/DINING AREA

22'6 x 15'3 (6.86m x 4.65m)

widest points. Modern fitted kitchen with high and low level units and work surface. Space for appliances. Stainless steel sink. Part tiled walls. Wood laminate floor covering. Access to roof space. PVC double glazed French doors to patio and garden. Hardwood glazed double doors to bedroom.

## BEDROOM

15'3 x 9'9 (4.65m x 2.97m)

Wood laminate floor covering.

## BATHROOM

Modern fitted three piece suite comprising panelled bath with electric shower over, wash hand basin and WC. Hot press.





Road Map



Hybrid Map



Terrain Map



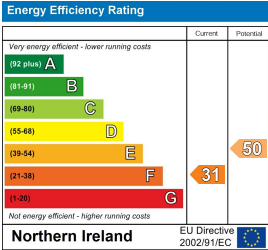
Floor Plan



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.