



## 20 Loughloughan Road

Broughshane, Ballymena, BT43 7HZ

Offers Around £439,950





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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Hardwood glazed front door. Stairwell to first floor. Tiled flooring.

#### LOUNGE

17'11 x 12'9 (5.46m x 3.89m)

Focal point open fire with tiled hearth. Dual aspect windows.

#### FAMILY ROOM

18'1 x 11'6 (5.51m x 3.51m)

Focal point Stanley Rayburn stove with back boiler link up. Triple aspect windows enjoying countryside views.

#### REAR HALL

Tiled flooring. Access to under stair store. Open to:

#### FITTED KITCHEN

12'0 x 9'11 (3.66m x 3.02m)

Fitted high and low level storage units and work surfaces. Stainless steel sink unit. Space for washing machine and tumble dryer. Cooker with 4 ring electric hob. Oil fired central heating boiler (housed). Part tiled walls and tiled flooring. Countryside views.

### FIRST FLOOR

#### LANDING

Access to roof space. Far reaching views over surrounding countryside including Slemish Mountain.

#### BEDROOM 1

14'2 x 10'0 (4.32m x 3.05m)

Access to double wardrobe. Dual aspect windows enjoying countryside views.

#### BEDROOM 2

14'2 x 8'4 (4.32m x 2.54m)

Dual aspect windows enjoying countryside views.

#### BEDROOM 3

10'6 x 9'10 (3.20m x 3.00m)

Dual aspect windows enjoying countryside views. Access to wardrobe.

#### FAMILY BATHROOM

Modern fitted four piece suite comprising panelled bath, shower cubicle with electric shower over, wash hand basin and WC. Part tiled walls. Access to hot press.

#### EXTERNAL

Front garden in lawn with array of trees and shrubs. Generous sized stoned driveway and parking accommodation.

Elevated rear garden in lawn. Patio area.

Access to enclosed, gated hardcore area with old hay barn.

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

Panoramic countryside views.







Road Map



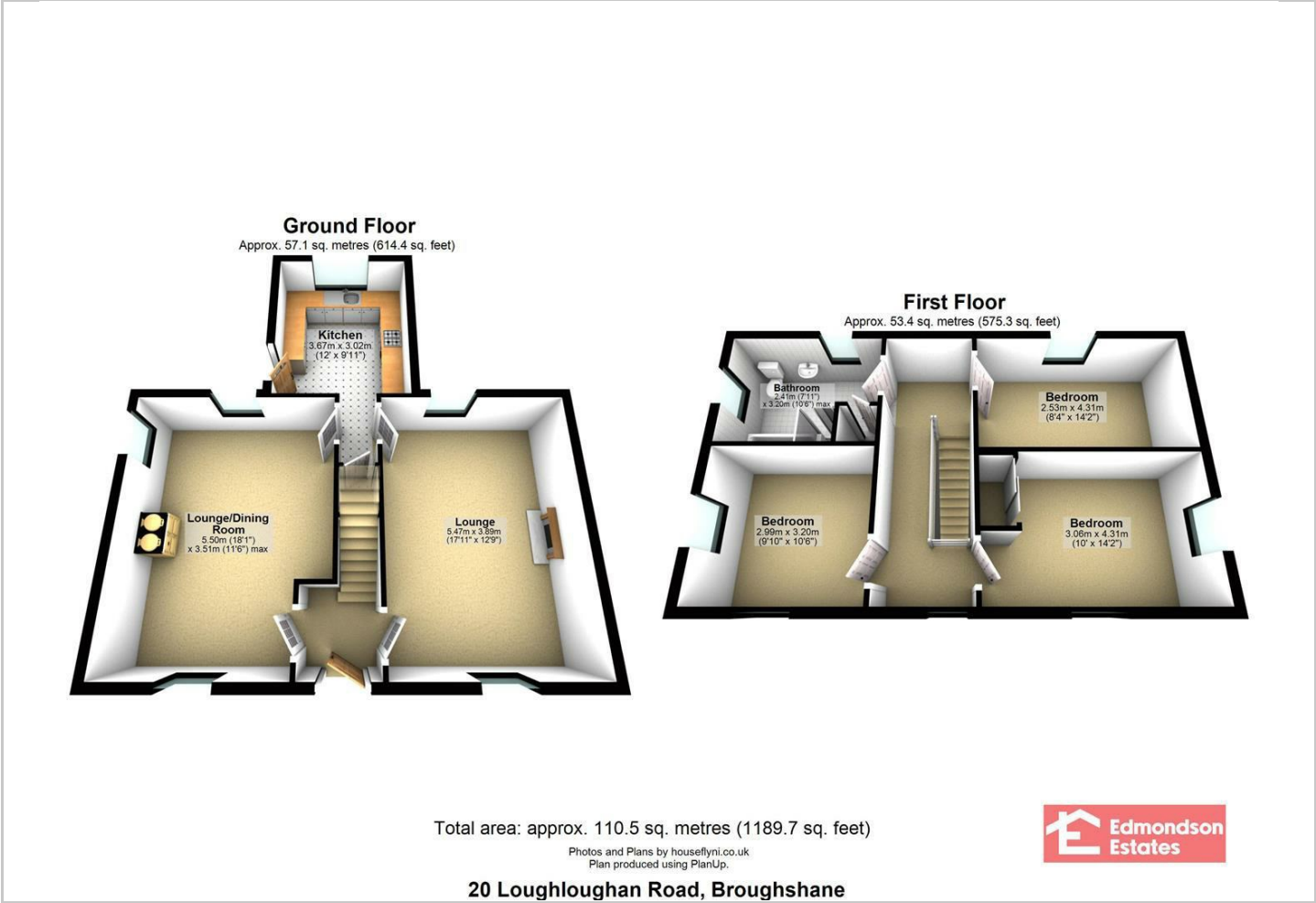
Hybrid Map



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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