



## 1 Tullymore Dale

Broughshane, Ballymena, BT43 7TD

Offers Around £395,000



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## GROUND FLOOR

### Hallway

Solid oak flooring.

### Lounge

17'6" x 11'8" (5.34 x 3.56)

Multi fuel stove. Solid oak flooring. Ceiling coving.

### Living Room

11'11" x 11'5" (3.65 x 3.48)

Ceiling coving. Laminate flooring.

### Cloakroom

2'7" x 5'2" (0.79 x 1.58)

LFWC and WHB. Solid oak flooring.

### Dining Room

11'4" x 12'7" (3.46 x 3.85)

Ceiling coving. Tiled flooring.

### Sun Room

13'5" x 12'5" (4.09 x 3.80)

Vaulted ceiling. Door leading to rear patio/gardens.

Tiled flooring.

### Kitchen

11'4" x 11'4" (3.46 x 3.46)

Refitted high and low level wall units. Grey sink. Induction hob. Eye level oven/grill. Integrated fridge/freezer. Integrated dishwasher. Tiled flooring.

### Utility Room

6'2" x 9'8" (1.88 x 2.96)

High and low level units. Grey sink. Plumbed for washing machine and space for tumble dryer.

### Garage

18'6" x 9'8" (5.64 x 2.96)

Internal door from Utility. Power and lighting. Roller door. OFCH boiler.

## FIRST FLOOR

### Landing

Large store cupboard.

### Bedroom 1 - Side

11'7" x 11'8" (3.54 x 3.56)

Built in slide robes.

### Dressing Room

5'7" x 5'8" (1.71 x 1.75)

Fitted Sliderobes.

### En-suite

5'7" x 5'7" (1.71 x 1.71)

Refitted suite with LFWC and WHB. Quadrant shower.

### Bedroom 2 - Rear

11'4" x 12'6" (3.47 x 3.83)

### Bedroom 3 - Rear

11'4" x 11'5" (3.47 x 3.48)

### Bedroom 4 - Side

18'2" x 9'8" (5.55 x 2.96)

Currently set up as an office. Laminate flooring.

### Family Bathroom

8'1" x 8'0" (2.48 x 2.46)

Refitted suite with Large walk in shower with rainhead. Bath. LFWC and WHB. Fully tiled.

## OUTSIDE

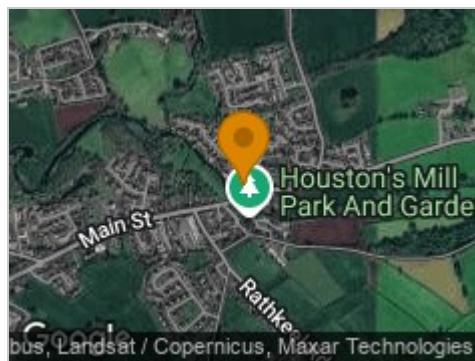
Extensive gardens to the front, Side and Rear laid in lawns with mature shrubs. Brick pavia & tarmac driveway with parking for multiple vehicles. Large Patio area to the Rear. Raised Beds.



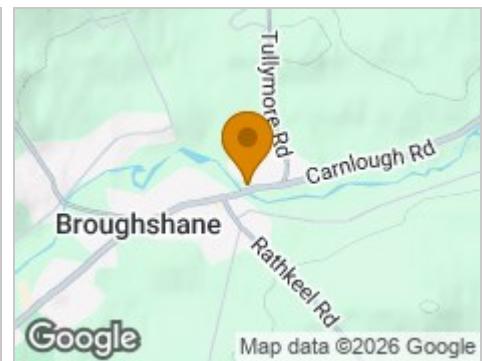
## Road Map



## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)			
A			
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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