



1 Tullymore Dale

Broughshane, Ballymena, BT43 7TD

Offers Around £395,000



1 Tullymore Dale

Broughshane, Ballymena, BT43 7TD

Offers Around £395,000



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.

Tel: 02825655733



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 firm's 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.