



## 9 Tamlaght Road

Rasharkin, Ballymena, BT44 8TG

Offers Around £425,000



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## GROUND FLOOR

### Entrance Hall

Porcelain tiled flooring.

### Cloak Room

3'2" x 6'9" (0.99 x 2.06)

LFWC and WHB. Porcelain tiled flooring.

### Family Room

10'9" x 16'2" (3.28 x 4.93)

Multi fuel stove set within inglenook fireplace. Oak flooring. Wall lighting.

### Bedroom 1 - Rear

14'1" x 16'2" (4.30 x 4.93)

### En-suite shower

3'9" x 8'3" (1.16 x 2.53)

Large double shower. LFWC and WHB. Shower. Tiled flooring.

### Kitchen / Family Dining

25'2" x 16'1" (7.68 x 4.92)

Painted high and low level units with granite worktops. Double bowl Belfast sink. Central island with granite worktops and casual dining breakfast bar overhang. Space for multi fuel Rangemaster cooker set within inglenook. Space for American style fridge / freezer. Space for wine fridge. Wicker drawers and wine rack.

### Utility Room

6'5" x 9'3" (1.97 x 2.84)

High and low level units. Belfast sink. Space for washing machine and tumble dryer. Rear stable door. Tiled flooring.

## Sun Room

13'0" x 13'11" (3.97 x 4.26)

Vaulted ceiling. Multi fuel stove. Oak laminate flooring.

## FIRST FLOOR

### Landing

Large walk in hotpress

### Bedroom 2 - Front

11'6" x 16'1" (3.53 x 4.92)

### Walk In Robe

3'4" x 6'4" (1.02 x 1.94)

Fitted with rail and shelves.

### En-Suite Shower

3'4" x 9'5" (1.02 x 2.88)

LFWC and WHB. Double shower unit. Tiled flooring.

### Bedroom 3 - Rear

### Family Bathroom

45'10" x 13'4" max (13.98 x 4.08 max )

Free standing bath. LFWC and WHB. Quadrant shower. Tiled flooring.

### Bedroom 4 - Rear

13'8" x 9'7" (4.18 x 2.93)

### Bedroom 5 - Front

11'1" x 9'7" max (3.40 x 2.93 max )

### Shower Room

7'6" x 5'10" (2.29 x 1.79)

LFWC and WHB. Quadrant shower. Tiled flooring.

## SECOND FLOOR

Landing.

### Store Room

10'0" x 6'3" (3.07 x 1.92)

### Bedroom 6 - Side

16'11" x 16'2" (5.17 x 4.93)

### Bedroom 7 / Study

16'11" x 9'6" (5.17 x 2.91)

## OUTSIDE

## Detached Double Garage

Roller door and side pedestrian door. Power and lighting. Recently refitted OFCH boiler. Roof mounted solar panels and 5kW battery (owned outright). EV charging point.

## Gardens

Decorative gravelled driveway and parking areas. Fully enclosed child/pet friendly rear patio area. Decorative flagged BBQ patio area. Extensive gardens laid in lawns. Private slipway onto River Bann



## Road Map



## Hybrid Map



## Terrain Map



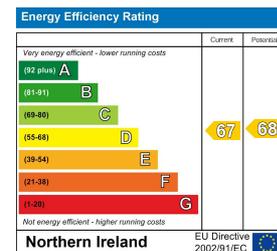
## Floor Plan



## 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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