



## 7 Sourhill

Ballymena, BT42 2LG

Offers Around £375,000



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed front door with side screens. Access to under stair store. Stairwell to first floor. Tiled floor.

#### FURNISHED CLOAKROOM

Modern fitted two piece suite comprising wash hand basin and WC. Tiled floor.

#### LOUNGE

16'2 x 12'0 (4.93m x 3.66m)

Focal point open fired with timber surround on marble hearth. Solid wood flooring. Hardwood glazed double doors to dining room.

#### FAMILY ROOM

14'7 x 10'6 (4.45m x 3.20m)

Focal point wood burning stove in Inglenook style recess. Wood laminate floor covering.

#### KITCHEN OPEN PLAN TO DINING ROOM

31'3 x 10'3 (9.53m x 3.12m)

widest points. Modern fitted gloss style high and low level storage units and work surfaces. Composite 1.5 bowl sink unit. Breakfast bar area. Quality range of Bosch integrated appliances to include 5 ring induction hob with stainless steel extractor fan over, dishwasher, eye level microwave oven and separate oven. PVC double glazed French doors to sunroom. Tiled floor.

#### SUNROOM

16'6 x 13'3 (5.03m x 4.04m)

PVC double glazed French doors to garden. Tiled floor.

#### UTILITY ROOM

12'10 x 6'9 (3.91m x 2.06m)

High and low level storage units and work surfaces. Stainless steel sink. Space for washing machine and tumble dryer. PVC double glazed rear door. Internal door to garage. Tiled floor.

#### INTEGRAL GARAGE

18'11 x 12'10 (5.77m x 3.91m)

Electric up and over door. Concrete flooring. Oil fired central heating boiler (installed 2025). Power and light.

### FIRST FLOOR

#### LANDING

Access to two shelved stores and roof space.

#### PRINCIPAL BEDROOM

14'7 x 10'6 (4.45m x 3.20m)

Far reaching views to front elevation. Wood laminate floor covering.

#### DRESSING ROOM

12'10 x 6'3 (3.91m x 1.91m)

Wood laminate floor covering. Eaves storage. Velux window.

#### DELUXE EN-SUITE

Modern fitted three piece suite comprising shower cubicle with electric shower over, floating vanity unit and concealed cistern WC. Fully tiled walls and tiled floor. Velux window. Towel radiator.

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## **BEDROOM 2**

13'4 x 11'5 (4.06m x 3.48m)

Integrated wardrobes. Far reaching views to front elevation.

## **BEDROOM 3**

13'8 x 9'10 (4.17m x 3.00m)

Wood laminate floor covering.

## **BEDROOM 4**

9'10 x 8'11 (3.00m x 2.72m)

Integrated wardrobes. Wood laminate floor covering.

## **DELUXE FAMILY BATHROOM**

Modern fitted four piece suite comprising freestanding bath, shower enclosure with mains shower and drench shower head over, floating vanity unit and WC. Towel radiator. Fully tiled walls and tiled floor.

## **EXTERNAL**

Front gardens in lawn with array of plants, trees and shrubs.

Private driveway in brick paviour.

Secluded rear garden in lawn with brick paviour patio area.

Outside lighting and tap.



## Road Map



## Hybrid Map



## Terrain Map



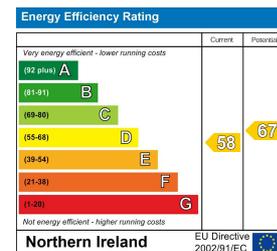
## Floor Plan



## 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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