



54a Shellinghill Road

Cullybackey, Ballymena, BT42 1NR

Offers Around £365,000



54a Shellinghill Road

Cullybackey, Ballymena, BT42 1NR

Offers Around £365,000



GROUND FLOOR

Hallway

Bench area. Tiled flooring

Living Room

17'1" x 12'2" (5.22 x 3.73)

Decorative fireplace. Laminate flooring.

Lounge

13'5" x 19'0" (4.11 x 5.8)

Multi fuel stove with granite hearth. Floating oak mantle. Feature wall panelling. Double doors to dining room.

Dining Room

10'5" x 11'9" (3.2 x 3.6)

Double doors leading to rear patio. Laminate flooring.

Kitchen / Family Dining

10'5" x 14'0" (3.20 x 4.28)

White high and low level units with under lights. 1 1/2 bowl sink. Halogen hob with extractor hood over. Integrated fridge. Eye level oven/grill. Space for dishwasher. Tiled flooring. Space for family dining table and chairs.

Utility Room

12'9" x 12'4" (3.89 x 3.76)

High and low level units. Stainless steel sink. Space for washing machine and tumble dryer. Store cupboard. Tiled flooring. Back door with cat flap.

Cloak Room

Refitted WC and WHB. 1/2 wall tongue and groove wall panelling. Tiled flooring.

FIRST FLOOR

Landing

Hotpress cupboard.

Bedroom 1 - Rear

15'7" x 12'3" (4.77 x 3.75)

A comprehensive range of fitted robes.

Dressing Room / Home Office

8'3" x 12'3" (2.54 x 3.75)

Currently set up as a home office with built in desk and shelving/cupboards, alternatively ideal for a walk in dressing room.

En-suite shower Room

Refitted suite with LFWC and WHB. Shower. Chrome towel radiator. Tiled flooring.

Family Bathroom

10'2" x 7'9" (3.10 x 2.37)

Large corner bath. Quadrant shower unit. WC and WHB. Fully tiled.

Bedroom 2 - Rear

10'2" x 11'11" (3.10 x 3.64)

Built in slide robes. Laminate flooring.

Bedroom 3 - Front

9'11" x 11'9" (3.04 x 3.59)

Vanity unit with WHB. Built in robes.

Bedroom 4 - Front

9'11" x 10'8" (3.04 x 3.27)

Built in robes. Laminate flooring.

OUTSIDE

Detached Double Garage

20'0" x 19'11" (6.12 x 6.09)

Currently utilised as a home gym. Electric up and over doors. Side pedestrian door. Power and lighting. Internal steps to upstairs.

Garage Upstairs

20'0" x 19'11" (6.12 x 6.09)

Ideal games / craft room, Fully Floored. Power and lighting. Window.

Boiler House / Store

OFCH boiler. Power and lighting.

Gardens

Front gardens are laid in lawns with decorative gravel

flower beds. The extensive gardens are gated to the front and the rear lawns run down to Maine River. Large brick patio area. The rear is partially fenced and currently dog proof. Asphalt driveway and parking areas.

PV Solar Panels

There are PV solar panels upon the rear roof. The panels are owned outright. There is an annual ROC payment to the owner in the region of £600.



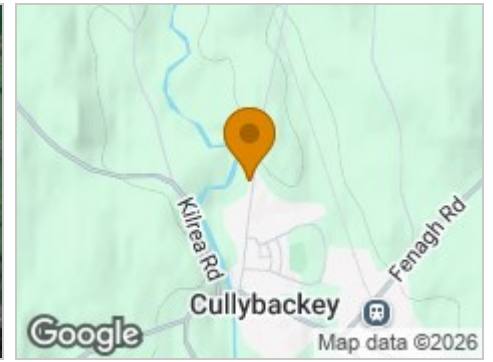
Road Map



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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.