



139 Shelling Hill Road

Glarryford, Ballymena, BT44 9HD

Offers Over £425,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood front door. Tiled floor. Stairwell to first floor.

FAMILY ROOM

15'10" x 11'3" (4.85 x 3.44)

Focal point multi-fuel stove in Inglenook style recess on slate tiled hearth. Dual aspect windows with countryside views to front elevation. Exposed, treated timber flooring. Feature stone walls.

OPEN PLAN KITCHEN/LIVING/DINING AREA

29'3" x 12'4" (8.93 x 3.76)

widest points. Modern fitted shaker kitchen with high and low level storage units and wood block work surfaces. Inlaid Belfast sink. Aga range oven with electric companion unit. Integrated dishwasher and fridge freezer. Glazed display cabinets. Engineered wood flooring. Dual aspect windows. Wood burning stone on slate hearth to dining/living area. Open plan to sunroom extension.

SUNROOM EXTENSION

21'10" x 12'6" (6.67m x 3.83m)

Wall to wall storage. Hardwood double glazed French doors to patio area and gardens. Roof lantern with electric blind.

UTILITY ROOM

15'9" x 8'3" (4.81m x 2.53m)

High and low level storage units and work surfaces. Belfast sink. Space for washing machine, tumble dryer and low level freezer. Boot area. Under stair store. PVC double glazed rear door. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1

15'11" x 11'3" (4.86 x 3.43)

Wood laminate floor covering.

BEDROOM 2

11'4" x 9'5" (3.47 x 2.88)

Countryside views.

BEDROOM 3

9'5" x 8'4" (2.89 x 2.55)

Countryside views.

BEDROOM 4

9'5" x 7'9" (2.89 x 2.37)

Countryside views.

DELUXE FAMILY BATHROOM

Modern fitted four piece suite comprising free standing bath, shower cubicle with mains shower and drench head over, wash hand basin and WC. Chrome towel radiator. Tiled floor.

EXTERNAL

Large tarmacked private driveway with entrance gates.

Mature private gardens in lawn with wide array of plants, trees and shrubs.

Paved patio area enjoying all day sun.

Access to workshop/store with power and lighting.

Access to outside WC.

Oil fired central heating boiler (housed). Separate Oil boiler to annex (housed).

Outside tap and lighting.

DETACHED ANNEX

OPEN PLAN KITCHEN/LIVING/DINING AREA

19'10" x 13'9" (6.05m x 4.20m)

Deluxe fitted kitchen with high and low level storage units and Quartz work surfaces. Inlaid 1.5 bowl stainless steel sink. Matching island unit with breakfast bar. Integrated fridge freezer, eye level oven, 4 ring hob with stainless steel extractor fan over and slimline dishwasher. PVC composite front door. Wood laminate floor covering. Access to floored roof space via slingsby style ladder (option for conversation into living accommodation subject to checks and approvals). Smart heating system.



BEDROOM 1

13'0" x 9'10" (3.98m x 3.02m)

Wall to wall fitted wardrobes.

SHOWER ROOM

Modern fitted three piece suite comprising shower cubicle with mains shower and drench shower head over, floating vanity unit and WC. Chrome towel radiator. Access to utility store with plumbing for washing machine and tumble dryer.



Road Map



Hybrid Map



Terrain Map



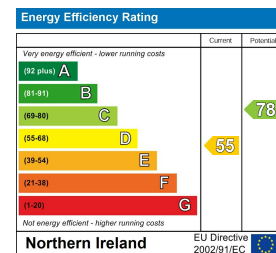
Floor Plan



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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