



16 Dreen Road

Cullybackey, Ballymena, BT42 1EB

Offers Around £285,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Hardwood front door with fan light over. Hardwood glazed internal door to hallway. Tiled floor.

ENTRANCE HALL

Stairwell to upper and lower levels. Wood laminate floor covering to lower hallway.

LOUNGE

15'9 x 12'5 (4.80m x 3.78m)

widest points. Focal point gas fire with timber surround on marble tiled hearth. Decorative cornicing and ceiling rose.

BEDROOM 4/STUDY

10'6 x 9'0 (3.20m x 2.74m)

KITCHEN WITH INFORMAL DINING AREA

14'7 x 11'5 (4.45m x 3.48m)

Modern fitted shaker style kitchen with high and low level storage units and work surfaces. Rayburn stove (with hot water link-up) in brick Inglenook style recess. Stainless steel sink. Space for low level appliances. Tiled floor.

UTILITY ROOM

7'9 x 6'1 (2.36m x 1.85m)

Low level storage units and work surfaces. Space and plumbing for washing machine, tumble dryer and cooker. PVC double glazed side door. Tiled floor.

DINING ROOM

15'0 x 11'1 (4.57m x 3.38m)

PVC double glazed rear door to elevated patio area with south facing aspect.

FAMILY ROOM

14'7 x 11'0 (4.45m x 3.35m)

Focal point open fire with timber surround on tiled hearth.

FURNISHED CLOAKROOM

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

FIRST FLOOR

LANDING

Access to large shelved hot press, roof space via slingsby style ladder and large 'walk-in' style eaves storage.

PRINCIPAL BEDROOM

14'8 x 11'0 (4.47m x 3.35m)

EN-SUITE

Modern fitted three piece suite comprising shower cubicle with Aqualisa mains shower over, wash hand basin and WC. Fully tiled walls and tiled floor.

BEDROOM 2

14'7 x 11'1 (4.45m x 3.38m)

widest points.

BEDROOM 3

12'9 x 11'5 (3.89m x 3.48m)

FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath, wash hand basin and WC. Fully tiled walls and tiled floor.

EXTERNAL

Large private driveway in decorative stone with steel entrance gate.

Rear garden in lawn with array of plants, trees and shrubs.

Parking area to rear.

Elevated rear patio area with south facing aspect.

PVC fascia, soffits and rainwater goods.

Outside tap and lighting.

DETACHED GARAGE

18'3 x 14'8 (5.56m x 4.47m)

Roller shutter door. Hardwood service door.

Concrete flooring. Oil fired central heating boiler.

Power and light.



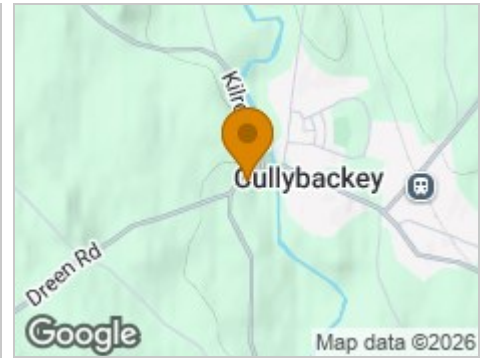
Road Map



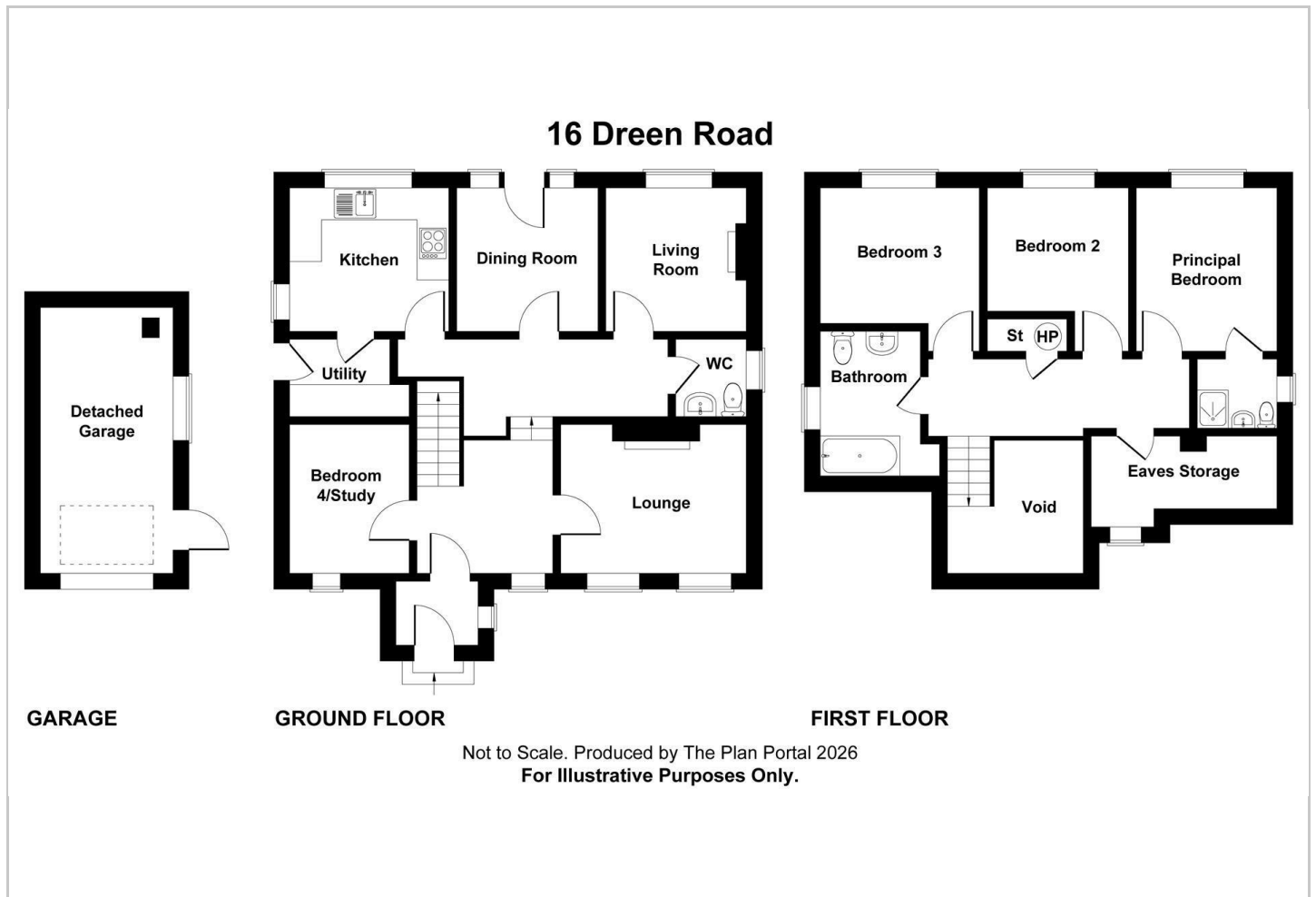
Hybrid Map



Terrain Map



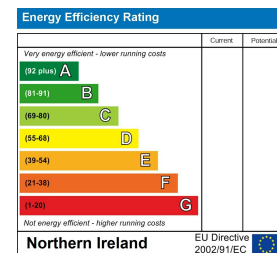
Floor Plan



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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