

37B Killyless Road, Ballymena, BT42 1HB



Total area: approx. 2,450 sq. metres (27,000 sq. feet)
37B Killyless Road, Cullybackey

**PRICE Offers Over
£475,000**

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Nestled on Killyless Road just outside Cullybackey, this exquisite luxury detached chalet bungalow offers an impressive 3,000 square feet of living space, perfect for families seeking both comfort and style. With six spacious bedrooms and three well-appointed bathrooms, this property is designed to accommodate modern living with ease. As you enter, you are greeted by a welcoming atmosphere, enhanced by three reception rooms that provide ample space for relaxation and entertainment. One of these rooms is a fully fitted office, ideal for those who work from home. The principal bedroom boasts an ensuite, ensuring privacy and convenience, while the ground floor features a luxurious bathroom complete with a panel bath and a separate shower cubicle. An additional shower room with a W/C is located on the first floor, catering to the needs of family and guests alike.

The heart of the home is undoubtedly the kitchen, which includes an informal dining area. It is beautifully finished with light oak high and low-level units, complemented by a centre island and polished granite work surfaces that add a touch of elegance. A matching utility room provides further practicality, making daily chores a breeze. This property is set on a large rural site, offering superb views over the surrounding countryside, creating a tranquil retreat from the hustle and bustle of everyday life. The extensive parking space for up to eight vehicles, along with a detached double garage, ensures that you will never be short of room for family and friends.

Additional features include PVC double glazed windows and a rear door, oil-fired central heating, and a "Beam" central vacuum system.

This remarkable chalet bungalow is a rare find, combining luxury living with the beauty of rural surroundings. It is an ideal choice for those looking to enjoy a peaceful lifestyle without compromising on space or comfort.

FEATURES

- Spacious entrance hall with "Amtico" wooden flooring / Oak staircase to gallery landing / Hotpress and walk-in cloaks cupboard
- Lounge 17'0 x 15'1 with open fire (plumbed for gas) and feature marble surround and granite hearth / Wired for surround sound
- Living room 15'6 x 15'0 with feature reclaimed brick fireplace and inset glass fronted multi solid fuel stove / Triple aspect windows / Built-in speakers with surround sound
- Study with full range of built-in office furniture / Laminate flooring
- Kitchen with informal dining 19'11 x 14'0 with full range of oak high and low level units and polished granite work surfaces / Matching centre island with feature curved door storage / Feature brick arched "Inglenook" style recess with space for range
- Utility room 15'4 x 8'6 with full range of matching light oak units and polished granite work surfaces / Integrated freezer / Access to rear hall and separate ground floor Shower room with W/C
- Three large ground floor bedrooms / Principal with ensuite shower room / Separate Family Bathroom with modern white suite to include panel bath and shower cubicle
- Three large first floor bedrooms / Additional first floor Shower room with W/C
- Oak effect PVC double glazed windows and rear door / Oil-fired central heating / Four panel oak internal doors / Matching oak skirting and architraves / "Beam" central vacuum system / Security alarm
- Very generous, low maintenance site with substantial front lawn, tarmac driveway, tegula brick patios and parking / Detached double garage 32'11 x 23'2 with large storage room above / Superb rural views

ACCOMMODATION

Solid oak entrance door with leaded and stained glass double glazed insets, sidelights and overlight to;

SPACIOUS ENTRANCE HALL

"Amtico" wooden floor. Double radiator. Open to understairs area. Oak staircase to first floor with moulded handrail and turned balustrade. Solid oak treads and risers. Wall light points and corniced ceiling. Two single radiators and one double radiator.

Hotpress with pressurised water tank.

Shelving and hanging space.

Walk-In Cloaks Cupboard with single radiator.



LOUNGE 17'0 x 15'1 (5.18m x 4.60m)

Open fire (plumbed for gas) with feature marble surround and inset. Polished granite hearth. Ceiling freeze. Wall light points. Corniced ceiling and centre rose. "Amtico" solid wood floor. Wired for surround sound. Two double radiators.



LIVING 15'6 x 15'0 (4.72m x 4.57m)

Feature reclaimed brick fireplace with arched soldier course. Raised slate plinth and inset glass fronted multi solid fuel stove. Triple aspect windows. Corniced ceiling. Low voltage downlights. Surround sound with "Sony" speakers. Laminate solid wood floor. Six pane bevelled glass door to Entrance Hall. Four double radiators.



STUDY 10'0 x 9'5 (3.05m x 2.87m)

Matching fitted office units to include corner desk, drawer sets and high and low level storage units with opaque glass. Laminate floor. Double radiator.



KITCHEN WITH INFORMAL DINING 19'11 x 14'0 (6.07m x 4.27m)

Full range of Pippy oak high and low level units with feature handles, glazed display cabinets and contrasting polished granite work surfaces. Inlaid one and a quarter bowl "Franke" stainless steel sink unit with fluted drainer and antique brass style mixer taps. Feature brick arched "Inglenook" style recess with space for range style cooker. Integrated dishwasher and tall fridge with inset freezer box. "Beam" vacuum kick plate to kick board. Antique brass style sockets and switches. Over window pelmet with low voltage downlights. Matching centre island with two seater breakfast bar and curved end complete with access to storage cupboard with curved door. Low voltage downlights. Fully tiled floor and part tiled walls. Superb views over open countryside. Two double radiators. Six pane bevelled glass doors to Entrance Hall and;



UTILITY ROOM 15'4 x 8'6 (4.67m x 2.59m)

Full range of matching Pippy oak high and low level units with contrasting polished granite work surfaces. Inlaid "Franke" stainless steel sink unit with fluted drainer and antique brass style mixer taps. Plumbed for washing machine and space for dryer. Low voltage downlights. Extractor hood for potential hob. Integrated freezer. Storage with auto-light for fuse boxes. Fully tiled floor and part tiled wall with decorative insets. Low voltage downlights. Double radiator.

**REAR HALL 7'9 x 4'6 (2.36m x 1.37m)**

Corniced ceiling. Low voltage downlights. Fully tiled floor. Oak effect PVC double glazed door to rear. Double radiator.

GROUND FLOOR SHOWER ROOM 7'9 x 7'5 (2.36m x 2.26m)

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with feature polished chrome mixer taps and towel rail. Fully tiled corner quadrant shower cubicle with thermostatic shower unit and sliding cubicle doors. Fully tiled floor and walls with decorative border. Extractor. Low voltage downlights. Shaver point. Polished chrome heated towel rail.

**BEDROOM 1 12'9 x 10'4 (3.89m x 3.15m)**

Laminate light oak flooring. Low voltage downlights. Two single radiators.

**ENSUITE 8'6 x 4'7 (2.59m x 1.40m)**

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with polished chrome mixer taps and towel rail. Large format rectangular fully tiled shower cubicle with thermostatic shower unit and Solid panel glass shower screen. Fully tiled walls and floor with decorative border. Shaver point. PVC ceiling. Low voltage downlights. Extractor fan. Gable side window.



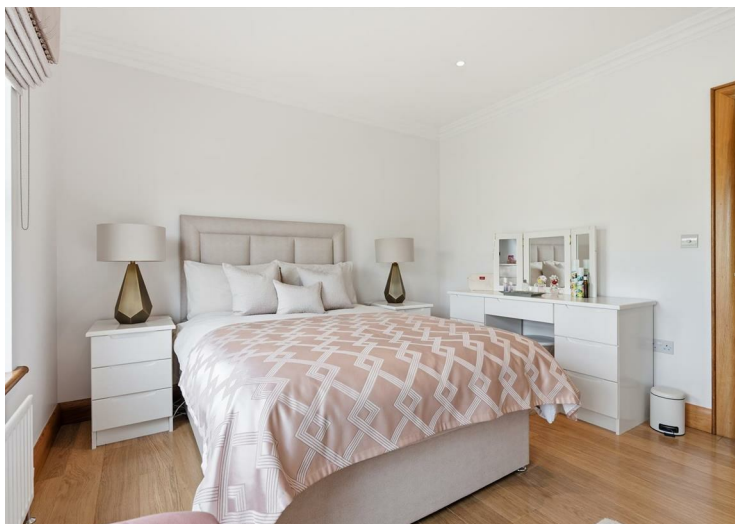


BEDROOM 2 13'0 x 11'1 (3.96m x 3.38m)

Three quarter wall of built-in wardrobes with part mirrored glass. Matching tall boy drawer set, vanity unit and bedside lockers. Laminate light oak flooring. Corniced ceiling. Low voltage downlights. Single radiator.

BEDROOM 3 12'9 x 10'1 (3.89m x 3.07m)

Laminate light oak flooring. Corniced ceiling. Low voltage downlights. Two single radiators.



BATHROOM 10'0 x 8'9 (3.05m x 2.67m)

Modern white suite comprising panel bath with feature mixer taps, push button low flush W/C and pedestal wash hand basin with feature mixer taps. Mosaic patterned floor to ceiling tiled splash back. Shaver point. Wired for mirror light. Fully tiled corner quadrant shower cubicle with thermostatic shower unit and sliding cubicle doors. Fully tiled floor and walls with decorative insets. Low voltage downlights. Extractor fan. Single radiator and polished chrome heated towel rail.



FIRST FLOOR LANDING

Spacious gallery landing area with solid oak curved bannister overlooking the Entrance Hall. Access to loft. Low voltage downlights. Double glazed "Velux" roof light to rear. Two single radiators. Two walk-in storage cupboards with shelving.

BEDROOM 4 19'11 x 11'3 (6.07m x 3.43m)

"Velux" double glazed rooflight. Access to eaves storage. Low voltage downlights. Two single radiators.

BEDROOM 5 15'2 x 11'1 (4.62m x 3.38m)

(max) "Velux" double glazed roof light. Low voltage downlights. Access to eaves storage. Double radiator.



BEDROOM 6 13'8 x 12'9 (4.17m x 3.89m)

Gable end window. Low voltage downlights. Access to eaves storage. Double radiator.



SHOWER ROOM 8'6 x 7'1 (2.59m x 2.16m)

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with polished chrome mixer tap. Wired for mirror light. Shaver point. Fully tiled corner quadrant shower cubicle with "Mira Sport" electric shower unit and sliding cubicle doors. Fully tiled floor and walls with decorative inset border. Wood strip ceiling. "Velux" double glazed rooflight. Polished chrome heated towel rail. Single radiator.



OUTSIDE

Feature black stone entrance walls and pillars topped with decorative "coach" style lanterns. Electrically operated wrought iron gates to tarmac drive with neat kerbing. Substantial garden to front in neat lawn. "Victorian" style post lights to main driveway. Tegula brick edging to lawn. Beech hedging to one side and rear. Tegula brick front door step. Tegula brick patio to side and extensive tegula brick parking to rear for up to eight cars. Concrete wash bay area adjoining garage with tap and light. PVC oil tank for home heating and adjacent diesel tank with steps up for easy filling. Additional tegula brick parking and raised and paved patio / clothes drying area. Outside power sockets and lighting.

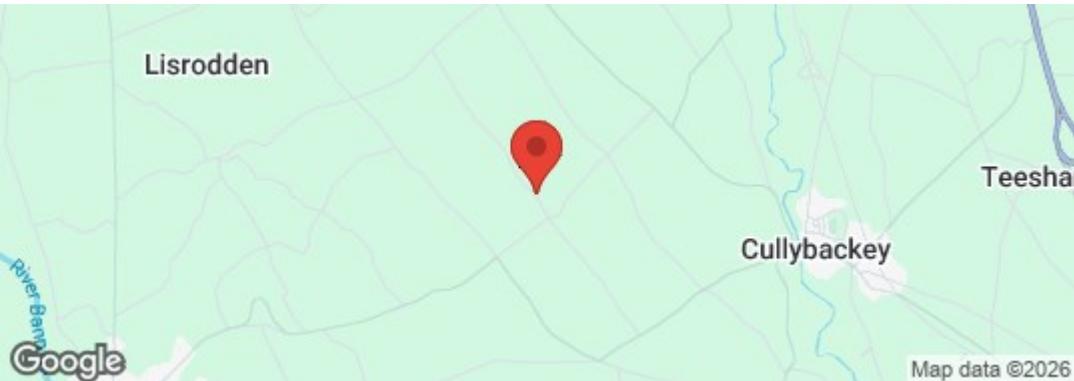
DETACHED DOUBLE GARAGE 32'11 x 23'2 (10.03m x 7.06m)

Cavity block built with twin electric sectional up and over doors. Power and light. Oil-fired boiler. "Beam" central vacuum receptacle. Power and light. Oak effect PVC double glazed window and service door. Ladder access to attic space 32'10 x 11'9 Mostly floored. PVC double glazed windows to either end. Heated with 2 radiators.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.

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		
	69	77
Northern Ireland	EU Directive 2002/91/EC	



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