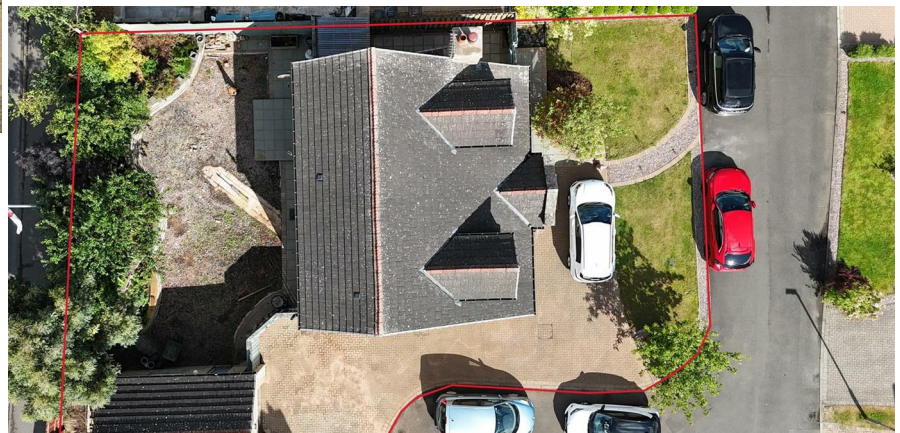


58 Rosses Farm, Ballymena, County Antrim, BT42 2SG



**PRICE Offers Over
£289,950**



Occupying a generous site within the popular Rosses Farm development, 58 Rosses Farm is an exceptionally well-presented four-bedroom detached chalet bungalow offering spacious, versatile accommodation finished to an excellent standard throughout. Designed with modern family living in mind, the property boasts two generous reception rooms, a superb country-style kitchen with informal dining area, utility room, ground floor WC and four well-proportioned bedrooms, including a principal bedroom with ensuite shower room. Externally, the home continues to impress with a detached garage, extensive driveway and a spacious rear garden offering outstanding privacy, sun orientation and mature specimen planting. Conveniently located close to Ballymena town centre, leading schools, local amenities and commuter routes, this superb home is certain to appeal to families seeking space, quality and a highly desirable location.

Early viewing is highly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Spacious four-bedroom detached chalet bungalow in the sought-after Rosses Farm development.
- Two generous reception rooms, including a superb family room with feature multi-fuel stove.
- Stunning country-style kitchen with polished granite worktops, integrated Smeg appliances and informal dining area.
- Practical utility room and convenient ground floor WC.
- Principal bedroom with modern ensuite shower room.
- Versatile accommodation ideally suited to growing families or those seeking flexible living space.
- Spacious rear garden with an excellent sun orientation, extensive patio and mature specimen and pear trees providing exceptional privacy.
- Detached garage and spacious brick pavia driveway providing ample off-street parking.
- PVC double glazed windows, PVC soffits and fascia boards together with oil fired central heating for comfort, efficiency and low maintenance.
- Conveniently located close to Ballymena town centre, leading schools, shops and excellent commuter links.

ACCOMMODATION

FRONT GARDEN

Brick Pavia driveway providing off-street parking for up to five cars. Neat lawn with mixed stone borders and paved pathway leading to the front door. Pedestrian gate to the rear. Outside lighting.

ENTRANCE HALL

Hardwood entrance door with decorative stained glass inset and matching sidelights leading to a spacious entrance hall. Fully tiled flooring. Staircase to the first floor with moulded handrail and painted balustrades. Understairs storage cupboard. Broadband point. Single radiator.

RECEPTION 1

11'5" x 12'5" (3.5 x 3.8)

Television point. Double radiator.

RECEPTION 2

16'8" x 11'5" (5.1 x 3.5)

Feature glass-fronted multi-fuel stove with sandstone surround and hearth. Television point. Double radiator. Bevelled glazed double doors leading to:

KITCHEN WITH INFORMAL DINING

24'3" x 9'10" (7.4 x 3.0)

Beautifully appointed with a comprehensive range of cream country-style high and low level units complemented by polished granite work surfaces and matching upstands. One and a quarter bowl stainless steel sink unit with brushed stainless steel mixer tap and LED pelmet lighting above. Under-unit lighting. Integrated 'Smeg' four-ring gas hob with extractor canopy, low-level 'Smeg' oven and grill, integrated fridge freezer and space for dishwasher. Decorative tiled splashbacks and feature display cabinet. Peninsula unit with breakfast bar seating. Fully tiled flooring. Single radiator to both the kitchen and dining areas. PVC double glazed 'French' patio doors leading to the rear garden.

UTILITY ROOM

14'9" x 5'6" (4.5 x 1.7)

Matching range of high and low level units with complementary work surfaces and decorative tiled splashbacks. Larder cupboard. Single drainer stainless steel sink unit with brushed stainless steel mixer tap. Plumbed for washing machine with space for tumble dryer. Fully tiled flooring. Single radiator. Hardwood glazed door to the rear.

GROUND FLOOR WC

Modern white suite comprising pedestal wash hand basin with chrome 'mono-bloc' mixer tap and low flush push-button WC. Fully tiled flooring. Extractor fan. Single radiator.

FIRST FLOOR LANDING

Access to a floored roof space via a drop-down ladder. Hot press with insulated copper cylinder and shelving.

BEDROOM 1

15'1" x 11'5" (4.6 x 3.5)

Dormer window. Double radiator. Door to:

ENSUITE SHOWER ROOM

Modern white suite comprising enclosed shower with fully tiled walls, 'Mira Sprint' electric shower and glazed folding door. Pedestal wash hand basin with chrome 'mono-bloc' mixer tap and low flush push-button WC. Fully tiled flooring with feature wall panelling. Extractor fan. Gable window. Single radiator.

BEDROOM 2

12'1" x 11'5" (3.7 x 3.5)

(at widest point). Television point. Single radiator.

BEDROOM 3

11'1" x 8'2" (3.4 x 2.5)

Two built-in double wardrobes. Television point. Single radiator.

BEDROOM 4

9'10" x 8'2" (3.0 x 2.5)

Built-in double wardrobe. Television point. Single radiator.

FAMILY BATHROOM

8'2" x 6'6" (2.5 x 2.0)

Modern white suite comprising corner Jacuzzi-style bath with chrome mixer tap. Corner quadrant shower enclosure with 'Aqualisa Aquastream' power shower. 'Vanity' wash hand basin with storage beneath and chrome 'mono-bloc' mixer tap, and low flush push-button WC. Fully tiled floor with partially tiled walls. Extractor fan. Chrome heated towel rail.

DETAHCED GARAGE

7'10" x 9'10" (2.4 x 3.0)

Roller door. Power and lighting. 'Beam' central vacuum system. Service door to the rear.

REAR GARDEN

A beautifully private and generously proportioned rear garden enjoying an excellent sun orientation, creating the perfect setting for outdoor entertaining and family living. The low-maintenance design features an extensive paved patio complemented by attractive raised stone beds planted with a variety of mature specimen trees, including pear trees, providing colour, texture and year-round interest. To the side a timber gate leads to a discreet barbecue area Outside tap and outside lighting. The rear garden is currently undergoing landscaping works. A base is being prepared, with the area to be topsoiled and seeded to create a lawn.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property. Property boundaries are an estimation and are to be confirmed via your solicitor.

Disclaimer: The rear garden is currently undergoing landscaping works. A base is being prepared, with the area to be topsoiled and seeded to create a lawn. The brochure includes both a current photograph of the garden and an artist's impression of the intended finished appearance. The artist's impression is for illustrative purposes only and the completed landscaping may vary in design, appearance, planting and finish.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



Mortgage

IQ

Talk to one of our advisers today

12 Church Street, Antrim, Co. Antrim, BT41 4BA
T: 028 9417 0000
E: antrim@mortgageIQ.co.uk

IQ

WE KNOW WHAT IT TAKES

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.