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38 Castlegate, Ballymena, BT42 1SD

PRICE Offers Over £259,950

Occupying a prime position within the ever-popular Castlegate development, this is an incredibly rare opportunity to purchase this stunning four-bedroom semi-detached home finished and maintained to an exceptional standard throughout. Offering beautifully proportioned accommodation, the property boasts a welcoming entrance hall, an elegant living room with feature wood-burning stove, a contemporary Shaker-style kitchen with central island and informal dining area, separate utility room, four generous bedrooms including a luxurious principal en suite, and a superb four-piece family bathroom. Externally, the home is complemented by a beautifully enclosed rear garden, creating the perfect space for outdoor entertaining and family living. This outstanding property offers a perfect blend of style, comfort and practicality, making it an ideal home for the growing family.

Early viewing is strongly recommended.

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FEATURES

- Stunningly presented four-bedroom semi-detached home with a host of upgrades from standard spec
- Spacious dual aspect living room with feature inglenook fireplace and wood-burning stove
- Beautiful contemporary Shaker-style kitchen with central island and integrated appliances
- Bright informal dining area with French patio doors to the rear garden
- Separate utility room and convenient ground floor WC
- Four well-proportioned bedrooms including a superb principal suite with luxury en suite
- Stylish four-piece family bathroom finished to a high specification
- Quality finishes throughout including tiled flooring, feature panelling and recessed lighting
- Fully enclosed, landscaped rear garden with patio and mature planting
- Located within the highly sought-after Castlegate development in Galgorm, close to excellent schools, local amenities and commuter links

ACCOMMODATION

ENTRANCE HALL

Composite front door with porthole window and matching sidelights leading to a wide and spacious entrance hall. Fully tiled flooring. Large gable window providing excellent natural light. Staircase to the first floor with moulded handrail and turned balustrading. Large walk-in cloaks cupboard with fully tiled flooring. Single radiator.

GROUND FLOOR WC

Modern white suite comprising a vanity wash hand basin with storage below and chrome monobloc mixer tap. Floor-to-ceiling bevelled white tiled splashback. Low flush push-button WC. Gable window. Single radiator.

FAMILY LOUNGE 18'6" x 12'2"

(Into bay.) Bright dual aspect reception room featuring an impressive inglenook fireplace with wood-burning stove and slate mantel. Television and broadband points. Double radiator.

KITCHEN WITH INFORMAL DINING 19'4" x 11'6"

Beautifully appointed kitchen fitted with a full range of light grey Shaker-style high and low level units with complementary work surfaces and matching upstands. Subway-style tiled splashback to the cooking area. Contrasting central island with additional storage, complementary work surface and breakfast bar seating. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Under-cabinet lighting. Integrated appliances include a four-ring gas hob with black glass and stainless steel extractor canopy, low-level combination oven and grill, dishwasher and fridge freezer. Recessed low voltage spotlighting and feature lighting to the kitchen island. Fully tiled flooring. Dual aspect windows. Single radiator. Anthracite PVC double glazed French doors leading to the rear garden.

UTILITY ROOM

Matching range of Shaker-style high and low level units with complementary work surfaces and upstands. Single drainer stainless steel sink unit with chrome mixer tap. Plumbed for washing machine with space for tumble dryer. Fully tiled flooring. Extractor fan. Single radiator.

FIRST FLOOR LANDING
Built-in linen cupboard with shelving. Gable window. Single radiator.

PRINCIPAL BEDROOM 18'1" x 10'8" (at maximum)
Feature wood-panelled wall. Double radiator. Door to:

LUXURY ENSUITE
Luxury white suite comprising a corner quadrant shower enclosure with drench shower head and separate handheld shower attachment, complete with partially glazed sliding doors. Vanity unit with inset wash hand basin, chrome monobloc mixer tap and storage below, with wiring for illuminated mirror above. Low flush push-button WC. Fully tiled flooring with feature bevelled white subway-style tiled wall. Extractor fan. Recessed low voltage downlighting. Chrome heated towel radiator.

BEDROOM 2 11'4" x 10'8"
Double radiator.

BEDROOM 3 11'6" x 8'3"
Double radiator.

BEDROOM 4 11'6" x 8'3" (at maximum)
Wood laminate flooring. Single radiator.

FAMILY BATHROOM 10'8" x 5'9" (at maximum)
Luxurious white four-piece suite comprising an elegant oval double-ended bath with feature chrome mixer tap, corner quadrant shower enclosure with drench shower head and separate handheld attachment, and partially glazed sliding doors. Vanity wash hand basin with chrome monobloc mixer tap and storage below. Feature floor-to-ceiling herringbone tiled splashback and matching feature wall. Low flush push-button WC. Fully tiled flooring. Recessed low voltage downlighting. Extractor fan. Chrome heated towel radiator.

OUTSIDE

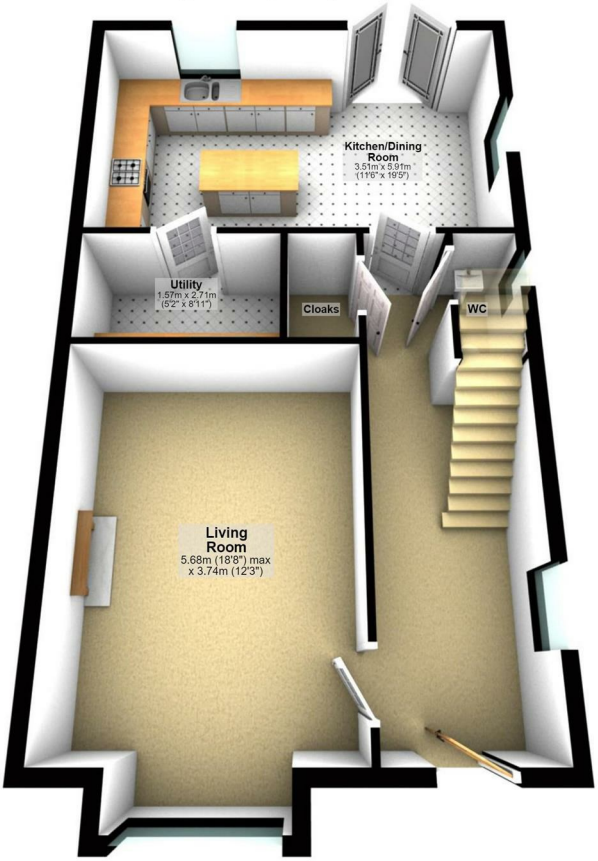
Fully enclosed rear garden bounded by 6ft timber fencing with timber pedestrian gate to one side and wrought iron gate to the other. Neat lawn with mature laurel hedging, paved patio area and well-stocked flower beds. Base for garden shed. Outside tap and external lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCASERS;

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

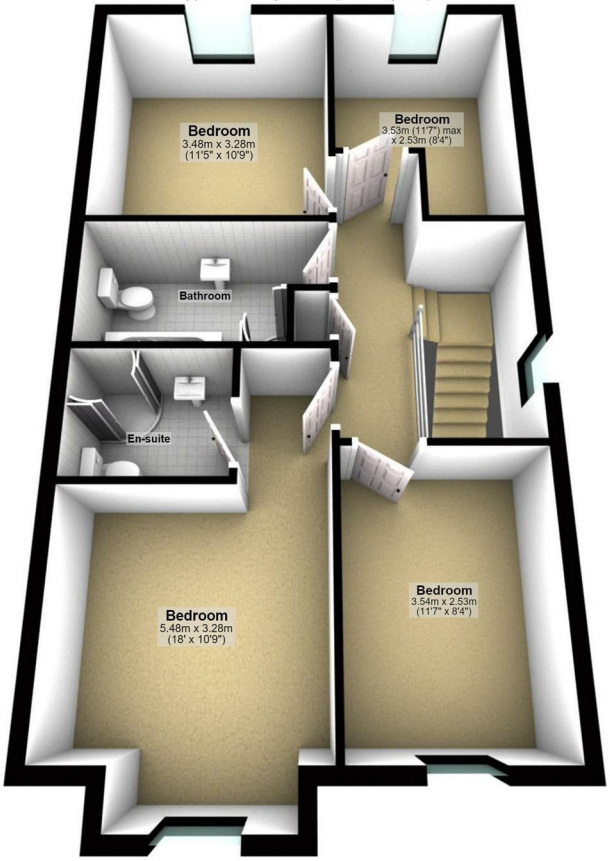
Ground Floor

Approx. 62.3 sq. metres (670.1 sq. feet)



First Floor

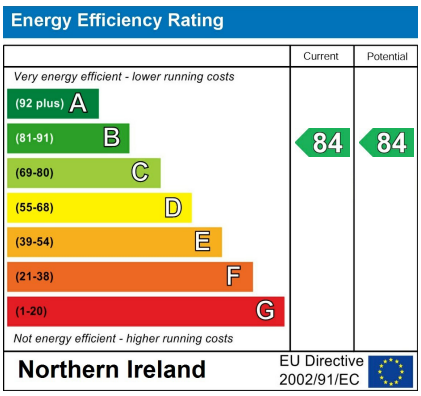
Approx. 62.2 sq. metres (669.6 sq. feet)



Total area: approx. 124.5 sq. metres (1339.7 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

38 Castlegate, Galgorm



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