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43 Killyless Road, Ballymena, BT42 1HD







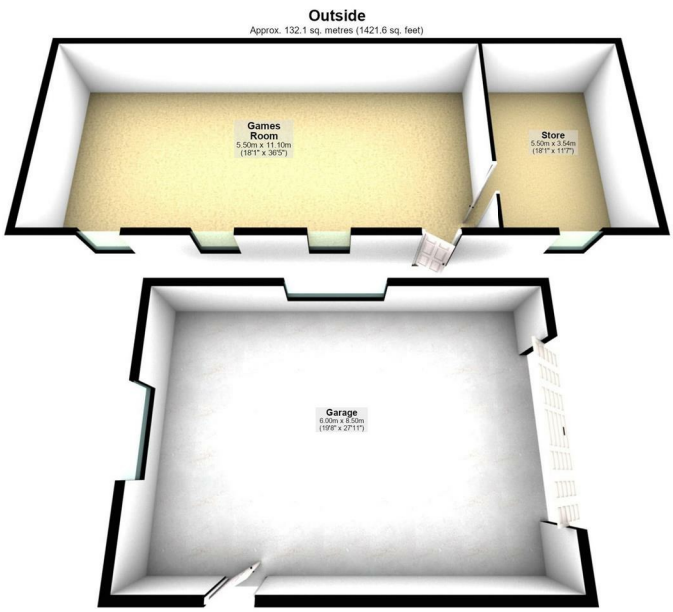
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Occupying a superb site on sought after Killyless Road on the outskirts of the charming village of Cullybackey, this stunning detached bungalow offers a perfect blend of luxury and comfort. Spanning an impressive 1,730 square feet, the property boasts four spacious bedrooms, including two with en-suite bathrooms, ensuring ample privacy and convenience for family and guests alike.

The heart of the home is undoubtedly the high-end kitchen, elegantly finished in a striking "French Navy" and contrasting "Dove Grey" cabinetry with quartz worktops. Equipped with modern amenities, including a five-ring induction hob and twin ovens (to include with feature "slide & hide" door), making it a delight for any culinary enthusiast. Open plan to the inviting living room providing generous space for relaxation and entertaining, while the PVC double glazed windows and doors allow natural light to flood the interiors, enhancing the warm and welcoming atmosphere. The luxurious bathroom adds a touch of opulence, with it''s semi-freestanding bath and large easy access shower cubicle, perfect for unwinding after a long day.

Set on a substantial site of approximately three-quarters of an acre, the property offers stunning views over the surrounding open countryside, creating a serene backdrop for everyday living.

For those with a penchant for outdoor activities or hobbies, the property features a detached double garage and a separate "steeltech" style games room, measuring an impressive 36'7" x 17'8", along with an adjoining store room. Ample parking for up to 12 vehicles ensures that hosting gatherings is a breeze.

Additional features include oil-fired central heating, two owner-owned solar panels, and PVC fascia and soffits, contributing to the property's energy efficiency and modern appeal. This bungalow is not just a home; it is a lifestyle choice, offering both tranquillity and convenience in a picturesque setting.

Early viewing strongly recommended.

FEATURES

- Entrance hall with fully tiled floor / Cloaks cupboard / Access to loft
- Living room 17'0 x 14'6 with hole-in-the-wall style fireplace and inset cast iron stove / Steps up to;
- Kitchen with informal dining area 32'4 x 13'2 (max) with extensive range of "Shaker" style high and low level units in "French Navy" and contrasting "Dove Grey" / Large centre island with four seat breakfast bar
- Integrated "Neff" 5 ring induction hob with feature extractor canopy / Twin mid level ovens to include one with "slide & hide" door / Integrated dishwasher / Plumbed for American style fridge freezer / Stacking system for washing machine and tumble dryer
- Sunroom 16'11 x 9'5 with PVC double glazed windows and French doors
- Four well proportioned bedrooms / Two with ensuite shower rooms / Two with built-in wardrobes with sliding mirrored doors
- Bathroom with luxury white suite to include semi-freestanding bath and large rectangular shower cubicle with low threshold tray and easy access
- PVC double glazed windows and external doors / Oil-fired central heating / Two owner owned solar panels / PVC fascia and soffits / Seamless aluminium guttering /
- Extensive site extending to circa 3/4 acre / Large "steeltech" games room 36'7 x 17'8 with attached storage room 17'2 x 11'7
- Tarmac driveway with tegula brick area and dedicated car wash area / Substantial tegula brick patio area to rear

ACCOMMODATION

Covered open entrance with tiled step. Feature dual coloured composite entrance door with double glazed portlight and sidelight to:



ENTRANCE HALL

Fully tiled floor. Low voltage downlights. Access to loft. Three single radiators. Partially glazed door to kitchen and dining area.

CLOAKS CUPBOARD

With hanging space and shelving above. Hotpress with insulated copper cylinder and immersion heater. Pressure bubble.

KITCHEN WITH INFORMAL DINING AREA 32'4 x 13'3 (9.86m x 4.04m)

(At max). Combination of 'French Navy' and 'Dove Grey' wood grain effect "Shaker" style high and low level units with short chrome handles and contrasting quartz work tops and centre island. Most drawers with pull out cutlery sections within. Inlaid one and a quarter bowl stainless steel sink unit with mixer taps to include boiling water feature and fluted drainer. Over window pelmet with low voltage downlights. Curved corner units to large centre island with four seater breakfast bar, open shelving, wine rack and integrated pop up plug bank with USB socket. Integrated 'Neff' five ring induction hob with feature angled 'Airforce' black gloss extractor fan with hood. Twin mid level ovens comprising main oven with 'slide and hide' door plus secondary oven with built in microwave and grill functions. Larder unit with retractable polished chrome baskets. Integrated dishwasher and separator bin. Plumbed for American style fridge freezer. Integrated stacking system for washing machine and tumble dryer. Storage cupboard for ironing board etc. Fully tiled floors. Low voltage downlights. Open and step down to:







LIVINGROOM 17'0 x 14'6 (5.18m x 4.42m)
"Hole in the wall" style fireplace with matching quartz mantle. Inset cast iron multi solid fuel stove. Dual aspect windows to include bay window and arched window. Two double radiators.







SUNROOM 16'11 x 9'5 (5.16m x 2.87m)
Fully tiled floor. Low voltage downlights. TV point. Partially glazed door to kitchen and dining area. PVC double glazed windows and French doors to rear. Double radiator.





BEDROOM 1 13'5 x 9'9 (4.09m x 2.97m)
Bleached grey effect wood laminate floor. High level TV point. Low voltage downlights. Single radiator.







ENSUITE 7'1 x 5'9 (2.16m x 1.75m)
Modern white suite comprising push button low flush W/C and moulded wash hand basin in vanity unit with tiled splashback, monobloc mixer taps and storage drawer below. Easy access low threshold shower with glazed screen and PVC panelling. Thermostatic shower unit with fixed drench head and hand held shower. Low voltage downlights. Extractor fan. Bleached grey wood laminate floor. Polished chrome heated towel rail.



BEDROOM 2 14'2 x 10'4 (4.32m x 3.15m)
Bleached grey wood effect wood laminate floor. Low voltage downlights. High level TV wall point. Part glazed door to hallway. PVC double glazed French doors to rear. Double radiator.



ENSUITE 6'7 x 5'10 (2.01m x 1.78m)
Modern white suite comprising push button low flush W/C and pedestal wash hand basin with tiled splashback and monobloc mixer taps. PVC clad corner quadrant shower cubicle with 'Mira sport' electric shower and sliding cubicle doors. Low voltage downlights. Extractor fan. Bleached grey wood effect wood laminate floor. Polished chrome heated towel rail.





BEDROOM 3 11'8 x 9'10 (3.56m x 3.00m)
plus built-in wardrobe with part mirrored sliding doors.





BEDROOM 4 10'8 x 9'9 (3.25m x 2.97m)
Plus built-in wardrobe with part mirrored sliding doors. Additional built-in wardrobe. Single radiator





BATHROOM 9'9 x 7'9 (2.97m x 2.36m)
Recently installed modern white suite comprising double ended semi-free standing bath with off set feature mixer taps and water spout. Push button low flush W/C and moulded wash hand basin in vanity with sink to ceiling tiling and back lit mirror, storage drawer below and monobloc mixer with water spout. White slate effect low threshold rectangle shower cubicle with easy access glazed screen. Thermostatic shower unit with fixed shower head and hand held shower. Half tiled walls to bath and fully tiled floor with matching tiled skirting. Low voltage downlight and extractor fan. Polished chrome heated towel rail.



OUTSIDE
Low level wall and feature pillars with timber country style double entrance gates and cattle grid to tarmac drive with substantial parking for up to six cars. Garden to front in neat lawn and mature conifer hedges. Tegula brick drive between bungalow and garage with concrete car wash area. Extended tarmac drive to side and back of garage with additional parking for a further four cars. PVC tank. Extensive lawn to side and rear with mature conifer hedging and low maintenance borders. Extensive tegula brick patio area with inlaid decorative circle. Outside tap.

STAND ALONE OUTSIDE W/C
Comprising low flush W/C and pedestal wash hand basin.

STEEL TECH GAMES ROOM / GYM 36'7 x 17'8 (11.15m x 5.38m)
PVC double glazed windows and door. Tile effect lino floor. Multiple double power sockets. 4 No. ceiling mounted electric bar heaters. 6No. perspex rooflights. Door to;

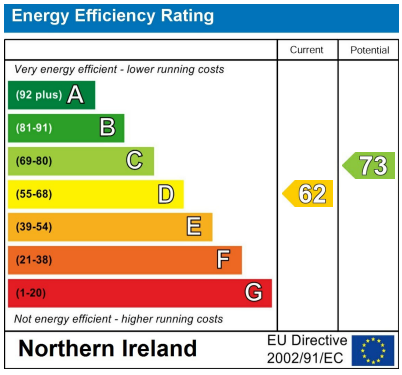
STEEL TECH STORE ROOM 17'7 x 11'7 (5.36m x 3.53m)
Concrete floor. Walls studded and plastered. Multiple double sockets. PVC double glazed skylight.
Full length covered veranda. Wall lights.

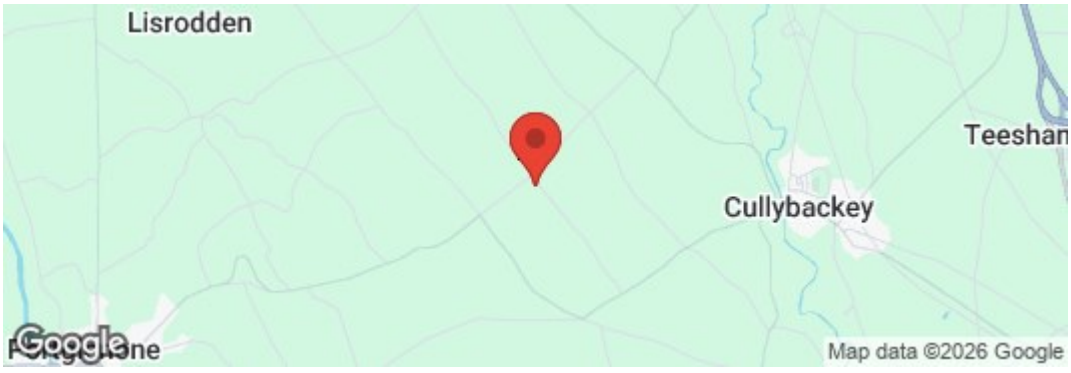
GARAGE 27'11 x 19'8 (8.51m x 5.99m)
Electric up and over door with control button from the property entrance hall. Cavity block built walls. Hardwood single glazed dual aspect windows. Oil fired boiler. Wooden service door to side.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;
Please note, none of the services or appliances have been tested at this property.









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