



## 101 Fenagh Road

Ballymena, BT43 6TR

Offers Over £435,000





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## GROUND FLOOR

### Hallway

Walk in cloak cupboard. Tiled flooring.

### Home Office

10'8 x 7'5 (3.25m x 2.26m)

Oak flooring.

### Dining Room

12'8 x 11'8 (3.86m x 3.56m)

Oak flooring.

### Kitchen / Family Dining / Family Living

32'4 x 14'3 (9.86m x 4.34m)

New high and low level units with granite worktops. Recessed steel Franke sink. Central island with salad sink. Double door Larder Cupboard. Integrated fridge and dishwasher. Space for range cooker within inglenook. Walk-in Pantry Cupboard and separate larder unit. Space for family dining table and space for family living. New tiled flooring. Double doors leading to rear patio. Glazed double doors to sunroom.

### Sun Room

12'11 x 12'11 (3.94m x 3.94m)

Vaulted ceiling with exposed oak beam. Multi-fuel stove. Service door leading to rear patio. Laminate flooring

### Sitting Room

15'11 x 13'0 (4.85m x 3.96m)

widest points. Open fire, piped for optional gas fire. Ceiling rose and coving. Engineered oak flooring.

### Utility Room

13'5 x 12'0 (4.09m x 3.66m)

Newly installed high and low level units. Stainless steel sink. Plumbed for washing machine and space for tumble dryer. Back door. Tiled flooring.

### Cloak Room

LFWC and WHB. Tiled flooring.

## FIRST FLOOR

### Gallery Landing

Walk in hot press.

### Bedroom 1 - Front

17'10 x 11'8 (5.44m x 3.56m)

Juliet Balcony. Wooden flooring. Recessed lighting.

### Walk In Wardrobe

9'0 x 5'1 (2.74m x 1.55m)

Fully railed, racked and shelved.

### En-suite Shower Room

LFWC, WHB set in vanity unit. Quadrant shower (electric shower). Tiled flooring.

### Family Bathroom

Free standing claw foot bath with telephone handle shower head. WC and WHB. Large shower unit. Tiled flooring.

### Bedroom 2 - Rear

10'9 x 10'8 (3.28m x 3.25m)

Laminate flooring.

### Bedroom 3 - Side

13'0 x 11'5 (3.96m x 3.48m)

Laminate flooring. Eave storage access.

### Bedroom 4 - Front

12'8 x 10'9 (3.86m x 3.28m)

Laminate flooring.

### GARAGES

#### Integral Double Garage

24'2 x 19'6 (7.37m x 5.94m)

widest points. Electric roller doors. Power and lights. Beam Vac system. OFCH Boiler. Access to rear hallway to games room.

#### Games Room

19'7 x 13'3 (5.97m x 4.04m)

Accessed via garage or by way of separate access door from rear, creating a standalone office/treatment room etc, if required. OFCH heated. Eave storage. Power and lights. Laminate flooring.

### OUTSIDE

Front gardens laid in lawns. Electric gates with lighting. Tarmacked driveway and parking. Hardscaped patio / BBQ area to the rear. Far reaching views over the surrounding countryside.

### Paddocks

Grassed paddock circa 0.12 acres.

### Detached Sheds

2no. steel portal sheds roller doors. Power, lighting and water. Set on a fully enclosed gravelled yard of 0.2 acres.



## Road Map



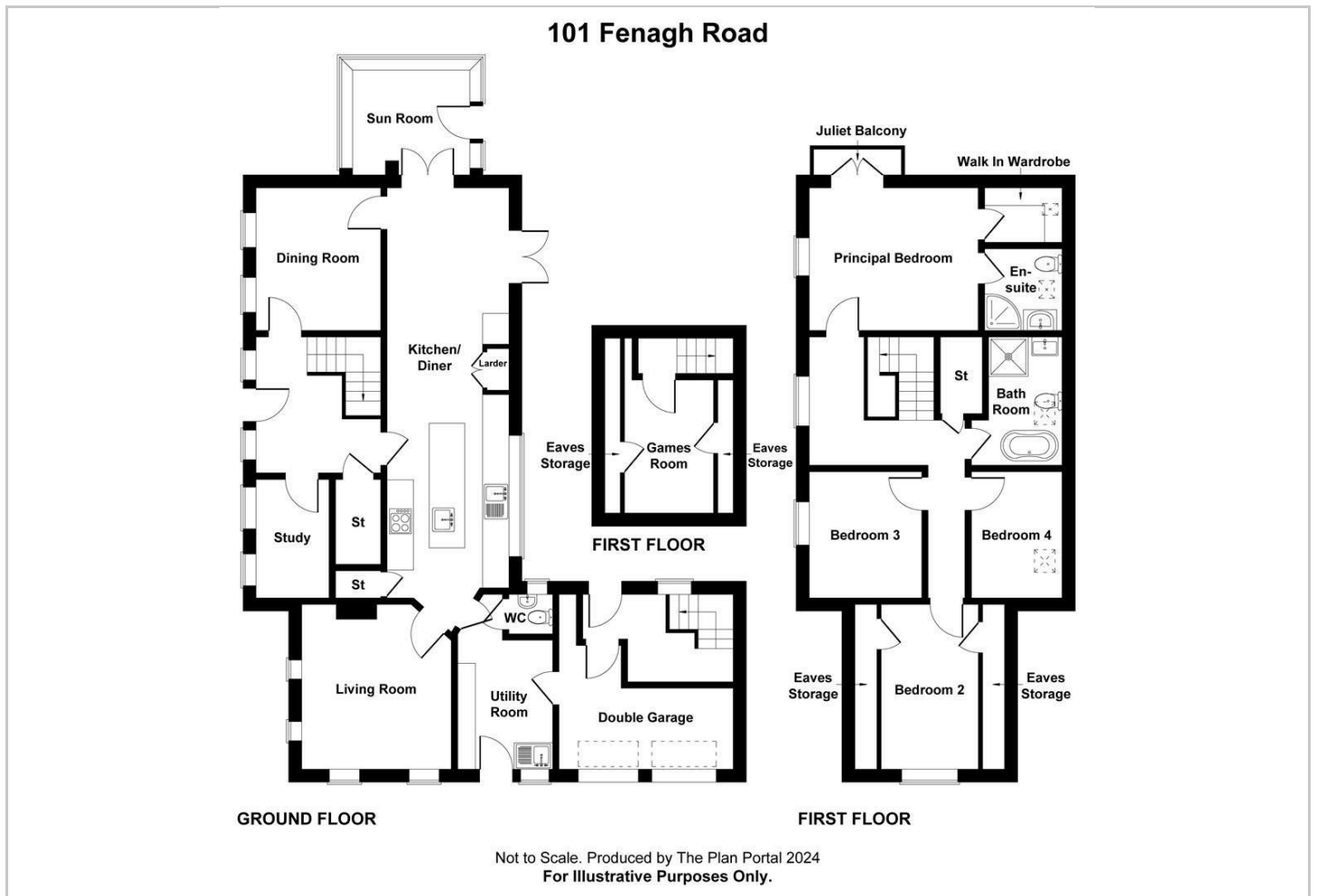
## Hybrid Map



## Terrain Map



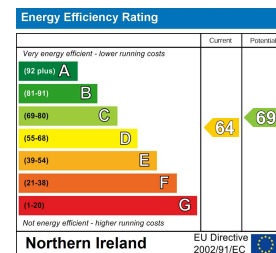
## Floor Plan



## 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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