



## 52 Tullymore Dale

Broughshane, Ballymena, BT43 7TD

Offers Around £285,000





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## GROUND FLOOR

### Porch

6'5" x 6'4" (1.98 x 1.94)

Tiled flooring.

### Hallway

13'11" x 6'5" (4.25 x 1.96)

Solid wood flooring.

### Cloak Room

2'8" x 6'2" (0.82 x 1.88)

LFWC and WHB. Tiled flooring.

### Lounge

11'8" x 19'1" (3.57 x 5.84)

Fireplace with facility for open fire. Double doors leading to Sunroom.

### Sun Room

12'1" x 10'7" (3.7 x 3.23)

Solid wooden flooring. Double doors to rear gardens and patio.

### Dining Room/Bedroom 4

12'7" x 10'8" (3.84 x 3.26)

### Kitchen/Family Dining

11'11" x 12'7" (3.64 x 3.85)

High and low level units with granite worktops, 1 1/2 bowl stainless steel sink. Integrated dishwasher. Eye level oven/grill. Halogen hob. Tiled flooring. Space for family dining table.

### Utility Room

6'3" x 9'8" (1.93 x 2.97)

High and low level units. Stainless steel sink. Plumbed for washing machine and space for tumble dryer. Back door.

## Integrated Garage

17'7" x 9'8" (5.38 x 2.97)

Power and lights. Roller door. OFCH boiler.

## FIRST FLOOR

### Landing

Hotpress cupboard. Slingsby style loft ladder hatch to loft.

### Bedroom 1 - Rear

11'8" x 8'2" (3.56 x 2.51)

### Bedroom 2 - Front

10'6" x 11'8" (3.22 x 3.58)

Built in robes.

### Bedroom 3 - Front

12'7" x 14'1" (3.86 x 4.31)

### En-suite

6'9" x 6'5" (2.08 x 1.97)

LFWC and WHB. Shower with electric shower unit.

### Dressing Room

9'10" x 12'0" (3.0 x 3.67)

Built in robes.

### Family Bathroom

Free standing claw foot bath with telephone handle shower head. WC and WHB. Quadrant shower unit. Tiled flooring. 1/2 wall panelling.

## OUTSIDE

Gardens to front laid in lawns, Brick pavia driveway. Fully enclosed rear gardens laid in patio, lawns and mature shrubbery. Oil tank and outside tap.

Tel: 02825655733







Road Map



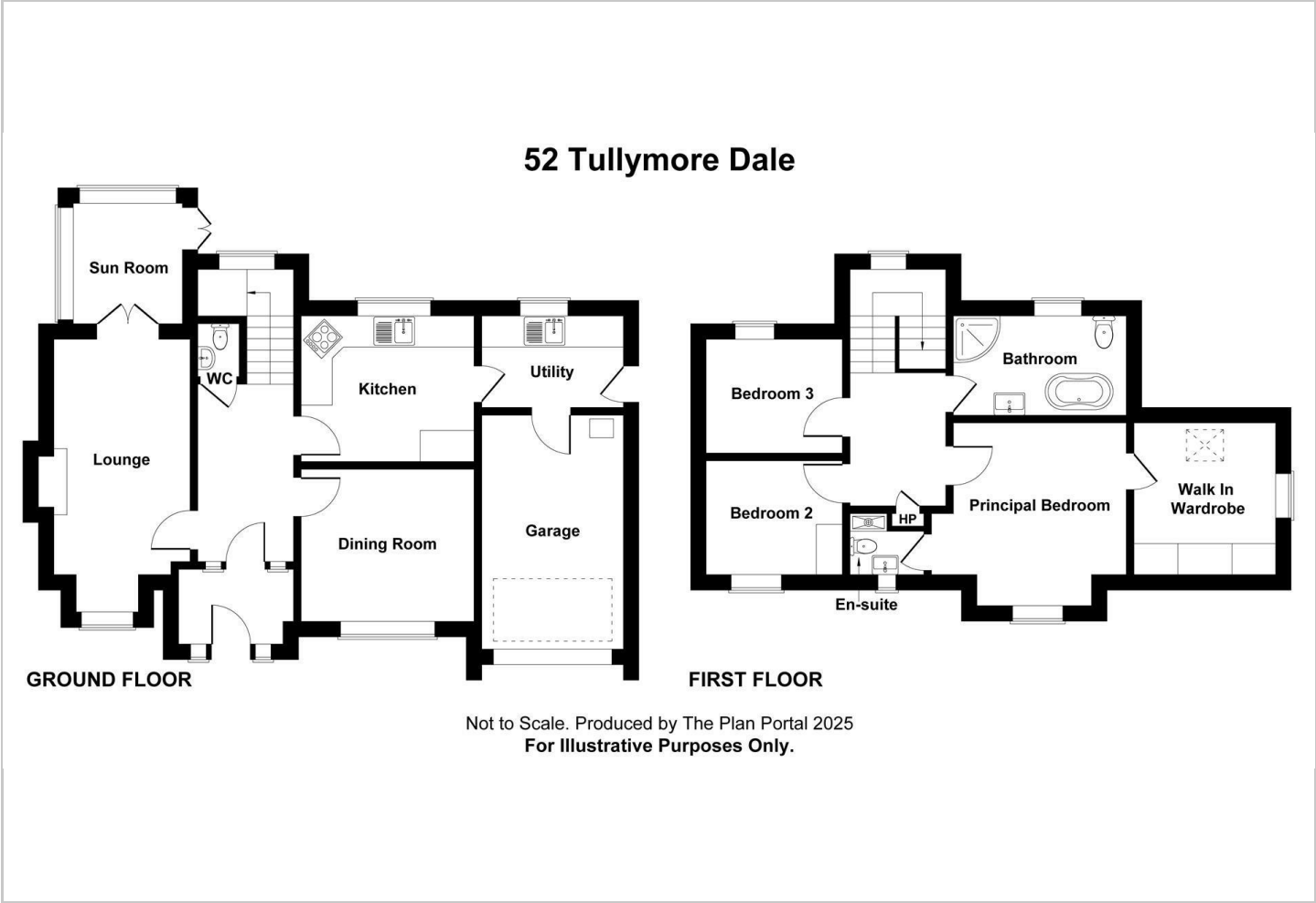
Hybrid Map



Terrain Map



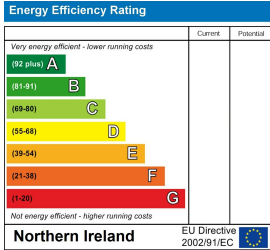
Floor Plan



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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