



## 43 Deerfin Road

Ballymena, BT42 4HP

Offers Over £295,000





# 43 Deerfin Road

, Ballymena, BT42 4HP

Offers Over £295,000



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Hardwood double glazed front door with matching side screens. Stairwell to first floor. Decorative tiled floor.

#### LOUNGE

13'1 x 11'7 (3.99m x 3.53m)

Bow Bay window to front elevation enjoying countryside views. Focal point open fire with timber surround on granite tiled hearth.

#### SNUG/OFFICE

11'5 x 6'11 (3.48m x 2.11m)

Reclaimed solid wood flooring. Feature fireplace with stone hearth. Countryside views to the front.

#### REAR HALL

PVC double glazed rear door. Tiled floor. Access to under stair store.

#### KITCHEN WITH INFORMAL DINING AREA

11'8 x 11'5 (3.56m x 3.48m)

Modern fitted shaker style kitchen with high and low level storage units and contrasting granite work surfaces. Integrated low level fridge and freezer, 2 ring electric hob and Rayburn oven (with back boiler link up). Belfast sink. Hardwood double doors to sunroom. Part tiled walls and tiled floor.

#### SUN ROOM

18'11 x 13'7 (5.77m x 4.14m )

widest points. Vaulted ceiling. Hardwood double doors to rear gardens. Tiled floor.

### UTILITY ROOM

7'11 x 5'6 (2.41m x 1.68m)

High and low level storage units and work surface. Stainless steel sink. Space for electric oven. Part tiled walls. Tiled floor.

### FURNISHED CLOAKROOM

Modern fitted two piece suite comprising wash hand basin and WC. Tiled floor.

### FIRST FLOOR

#### LANDING

Dual aspect windows.

#### BEDROOM 1

11'5 x 10'6 (3.48m x 3.20m)

Wall to wall fitted wardrobes. Views over the surrounding countryside.

#### BEDROOM 2

11'7 x 9'5 (3.53m x 2.87m)

Views over the surrounding countryside.

#### BEDROOM 3

11'5 x 8'2 (3.48m x 2.49m)

### FAMILY BATHROOM

Modern fitted four piece suite comprising panelled bath, shower enclosure with electric shower over, wash hand basin and WC. Access to partially floored roof space with power and light via slingsby style ladder. Access to hot press. Fully tiled walls.

### EXTERNAL

Front garden in lawn.

Private driveway in brick pavior. Separate stoned

Tel: 02825655733



driveway area.

Generous, well manicured side and rear gardens finished in lawn with wide array of mature trees, plants and shrubs with stoned patio/bbq area enjoying southerly aspect to rear.

Enclosed rear yard area. Chicken coup.

PVC fascia, soffits and rainwater goods.

Outside tap, lighting and CCTV security camera system.

Views over the surrounding countryside.

### **DETACHED DOUBLE GARAGE**

35'0 x 15'7 (10.67m x 4.75m)

Up and over door. Separate service door to garden. Concrete flooring. Oil fired central heating boiler (pressurised system) with Honeywell Evo-home Smart Heating system.

### **ADJOINING UTILITY ROOM/STORE**

15'7 x 7'9 (4.75m x 2.36m)

Hardwood door. Space and plumbing for range of appliances. Belfast sink. Power and light.





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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Edmondson Estates have not tested any services, equipment, or facilities within the premises and will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.