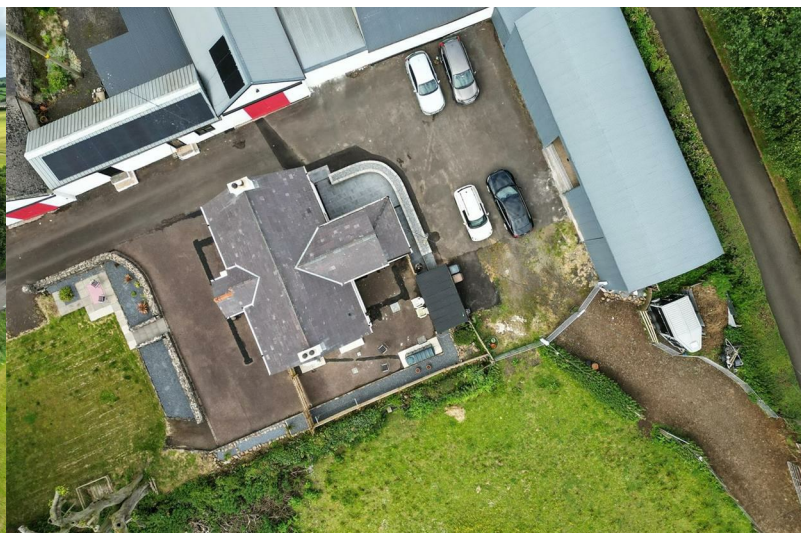




277 Doury Road

Ballymena, BT43 6TU

Offers Around £449,000





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## GROUND FLOOR

### Entrance Hall

13'3" x 6'3" (4.05 x 1.91)

Double doors leading to the Living Room. Tiled flooring.

### Living Room

18'6" x 15'3" (5.64 x 4.65)

Multi fuel stove with granite hearth. Laminate flooring.

### Kitchen / Dining

18'6" x 14'6" (5.64 x 4.43)

White high and low level units with Pantry cupboard. Large central island with drawer and casual dining overhang. Stainless steel sink. Integrated dishwasher. Space for American style fridge/freezer. Induction hob with decorative glass splash back. Double oven. Double doors leading to the enclosed patio area. Tiled flooring.

### Utility

12'7" x 9'3" (3.84 x 2.84)

Wall units and space for stacked washing machine and tumble dryer. Tiled flooring.

### Cloak Room

4'11" x 5'11" (1.52 x 1.82)

LFWC and WHB. Tiled flooring.

## FIRST FLOOR

### Landing

Slingsby ladder to the loft.

### Bedroom 1 - Rear

9'3" x 12'9" (2.83 x 3.89)

### Bedroom 2 - Front

8'10" x 12'9" (2.71 x 3.89)

### Bedroom 3 - Front

9'3" x 13'5" (2.84 x 4.09)

### Walk In Robe

8'10" x 6'5" (2.70 x 1.98)

Fitted rails. Laminate flooring.

### En-Suite Shower Room

8'10" x 6'7" (2.70 x 2.01)

LF rimless WC and WHB. Large shower. Tiled flooring and walls.

### Family Bathroom

9'1" x 9'3" (2.77 x 2.84)

LFWC and WHB in vanity unit. Shower. Bath. Hotpress cupboard. Tiled flooring.

## OUTSIDE

### Dutch Barn

20'1" x 59'8" (6.13 x 18.2)

Concrete floor. Power and LED lighting.

### Carport / Hayshed

19'7" x 8'1" (5.97 x 2.47)

Concrete floor. Power and LED lighting.

### Workshop

32'9" x 16'10" (10 x 5.15)

Concrete floor. Power and LED lighting.

### Home Office

11'3" x 25'0" (3.45 x 7.64)

Wall mounted electric heaters. Power and lighting. Laminate flooring. Insulated roofing.

### Tack Room / Bar

12'0" x 11'3" (3.67 x 3.45)

Wall mounted electric heaters. Power and lighting. Laminate flooring. Insulated roofing.

### Stables

15'10" x 23'7" (4.84 x 7.20)

2no. stable bays. Concrete flooring. Power and LED lighting.

### Lean To Shed & Adjoining Small Paddock

24'8" x 10'7" (7.52 x 3.25)

### Yardage

Tarmacked Yardage and driveway. LED security lighting. Hardstanding rear laneway onto Rockstown Road.

Tel: 02825655733

## Gardens

Front gardens laid in lawns and patio area. Dusk to Dawn External Lighting.

## Rear Patio Area

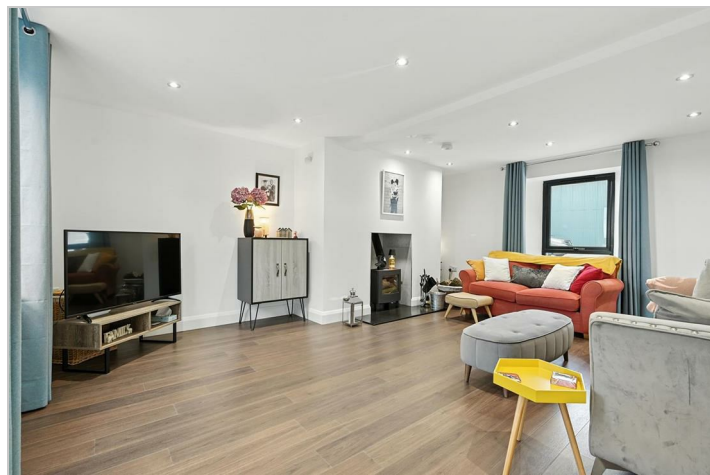
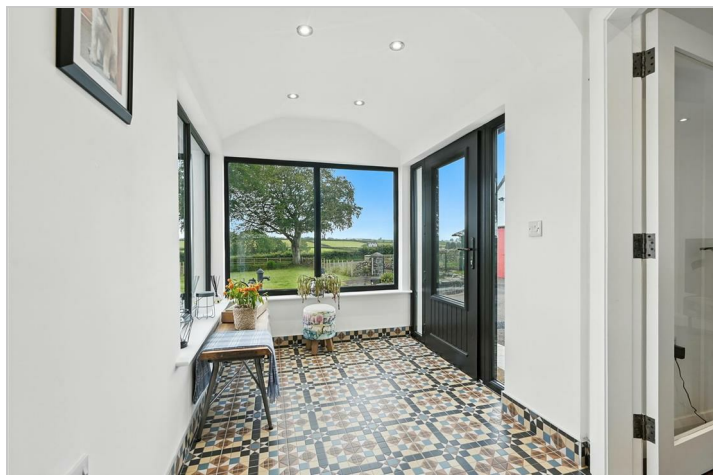
Fully enclosed patio with views over paddock. Outside power socket.

## Garden Store & WC

Store room. Rimless WC and WHB. Power and lighting.

## Paddock

Under grass. Livestock fenced and watered.



Road Map



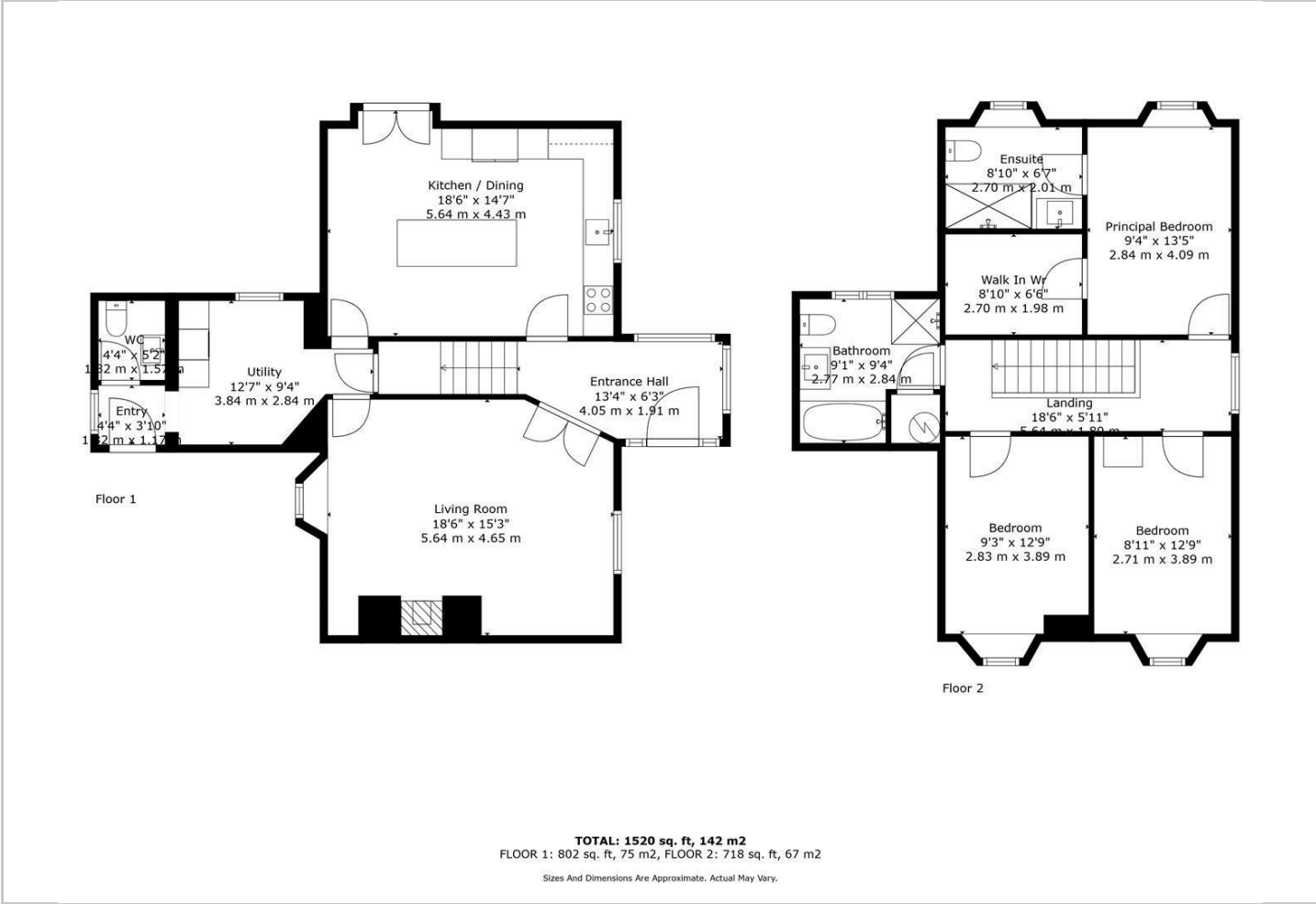
Hybrid Map



Terrain Map



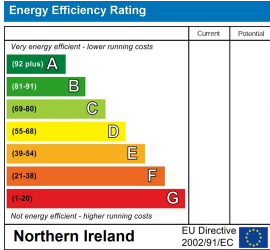
Floor Plan



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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