

# 147A Ballynashee Road, Ballymena, BT42 3EW



- Detached Double Fronted Family Home
- 4 Bedrooms / 3 Receptions
- Open Aspect Over Gardens And Countryside
- Extensive Mature Site Extending To Circa 1 Acre
- Kitchen With Fixed Centre Island In High Gloss Finish
- Four Piece Family Bathroom & En Suite Bathroom
- Utility Room With Furnished Cloakroom
- PVC Double Glazed Windows And External Doors
- Detached Double Garage (Concrete screed final floor finish not installed)
- No Onward Chain

**Asking Price £300,000**

### **PUBLIC NOTICE**

**ADDRESS 147A Ballynashee Road, Glenwherry, Ballymena, BT42 3WE**

*We are acting in the sale of the above property and have received an offer of £356,000 (Three hundred and fifty six thousand pounds).*

*Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place*

**EPC Rating: D68**

*Positioned within six miles of Ballyclare Town centre in a popular unspoilt rural location. This spacious 4 bedroom detached family occupies a private site extending to circa 1 acre. The dwelling extends to circa 2500 sq ft comprising 3 receptions, open plan kitchen/dining, bathroom and utility room with the added potential for further accommodation available in a roof space conversion subject to the statutory approvals. Externally there is a detached double garage and hard standing for a variety of vehicles. The property further benefits from pvc double glazing and oil fired central heating. With demand high for homes in the country an early viewing is advised.*

**> Sales > New Homes > Commercial > Rentals > Mortgages**

**Antrim**  
12 Church Street  
Antrim  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
51 Main Street  
Ballyclare  
BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
9A Ballyclare Road  
Glengormley  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed front door with matching double glazed full height side screens. Recessed ceiling lights. Polished porcelain flooring extending throughout whole ground floor (except main lounge). Dog leg stairwell to first floor with oak balustrading.

#### LOUNGE 16'3" x 16'3"

Wall mounted high level glass fronted fire. Feature vaulted ceiling. Twin windows to front and rear elevations. Laminate flooring.

#### DINING ROOM 13'2" x 12'6"

Polished porcelain flooring. Twin French doors to rear. Open square arch into kitchen.



#### FAMILY ROOM 13'9" x 11'2"

Glass block wall feature. Porcelain flooring. Twin front windows.

#### LIVING ROOM 14'7" x 11'9"

Twin front windows. Polished porcelain flooring.

#### KITCHEN 18'0" x 15'9"

Equipped with a comprehensive range of high and low level modern gloss units with contrasting work surfaces. Centre island unit with 5 ring gas hob inset. Overhead stainless steel extractor unit. Integrated twin eye level ovens. Inlaid one and half bowl stainless steel sink unit and mixer tap. Dish washer. Space for American style fridge freezer. Range of recessed ceiling lights. High level glazed display cabinets. Porcelain flooring.



#### UTILITY ROOM 9'6" x 7'9"

Plumbed for automatic washing machine. PVC double glazed back door. Porcelain flooring extending into:-

## FURNISHED CLOAKROOM

Two piece white suite comprising low flush w.c. with push button flush and wash hand basin. Complementary wall tiling.

## FIRST FLOOR

### GALLERY LANDING

Roof space is accessed from the landing 36' 0" X 16' 0" approx.

### PRINCIPAL BEDROOM 14'7" x 11'9"

Twin front windows. Twin doors to walk in wardrobe.

### EN SUITE BATHROOM

Four piece suite comprising panelled bath with mixer tap and separate shower attachment low flush w.c. with push button flush and centilevered sink unit with mixer tap. Quadrant fully tiled shower cubicle with mixer tap and shower fittings. Ceramic tile floor and complementary wall tiling. Range of recessed ceiling lights.



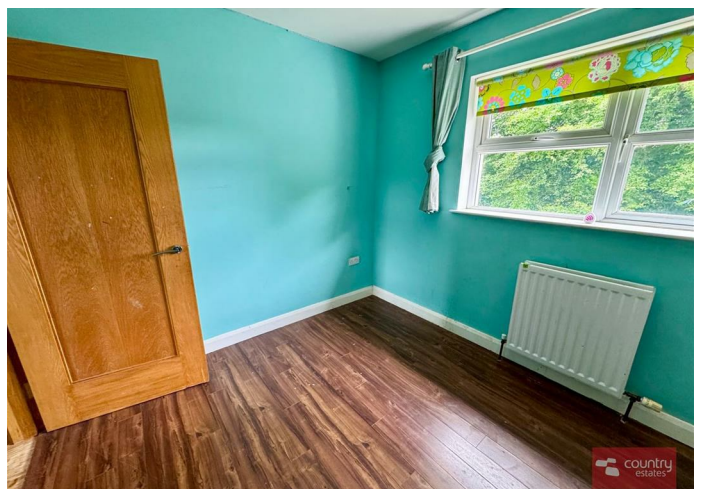
### BEDROOM 2 13'9" x 10'9"

Laminate flooring. Twin front windows. Walk in wardrobe.

### BEDROOM 3 13'3" x 13'2"

Laminate flooring.

### BEDROOM 4 12'8" x 9'2"



## FAMILY BATHROOM

Four piece suite comprising panelled bath with wall mounted mixer tap, low flush w.c. with push button flush and wall mounted wash hand basin with mixer tap. Fully tiled quadrant shower area with electric shower unit. Ceramic tile floor. Complementary wall tiling.


## OUTSIDE

The dwelling is accessed by a private gravel driveway off Ballynashee Road. Site area extends to circa 1 acre screened by mature trees and hedgerow. Parking for number of vehicles.

## DETACHED DOUBLE GARAGE 22'0" x 18'0"

Roller shutter door. Side service door. Oil fired central heating boiler.  
NB Concrete screed final floor finish not installed.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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