

37 Tullymore Park, Ballymena, BT42 2AU



**PRICE Offers Over
£179,950**

We are proud to offer for sale 37 Tullymore Park, Ballymena

This exceptional three-bedroom semi-detached home has been thoughtfully modernised throughout and finished to a beautiful standard. On arrival, you are welcomed into a bright and spacious entrance hall filled with natural light and enhanced by stylish herringbone wood laminate flooring. The elegant lounge, with its luxurious carpet and calming décor, provides the perfect retreat to relax and unwind.

The recently installed, thoughtfully designed kitchen features a full range of integrated appliances and opens seamlessly into the informal dining area, where French doors lead out to the private rear garden — creating an ideal setting for entertaining family and friends.

Upstairs, there are three generous bedrooms, two of which benefit from integrated storage, along with a modern family bathroom comprising a panel bath with shower over.

Externally, the property offers expansive parking for up to five cars, a detached garage with electric roller door, power, and lighting, and a private enclosed rear garden.

Early viewing is highly recommended to appreciate the quality and finish of this stunning home.

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FEATURES

- Spacious entrance hall with 'Herringbone' wood laminate flooring / Staircase to first floor
- Lounge 15'2" x 9'7" (at max) with feature electric fireplace, polished granite hearth and surround
- Stunning open plan kitchen with informal dining
- Range of light grey 'Shaker' style high and low level kitchen units with white sparkle grain work surfaces
- Suite of integrated appliances to include oven, hob, fridge freezer, dishwasher and washing machine
- First floor landing
- Three well proportioned bedrooms to the first floor to include two with integrated storage
- Modern white family bathroom to include a 'P' shaped panel bath with shower over
- Detached garage with electric roller door, power and lighting / Generous site with parking for up to five cars / Enclosed front garden and low maintenance rear garden with exceptional privacy
- PVC double glazed windows and external rear door / Composite front door / Oil-fired central heating

ACCOMMODATION

OUTSIDE FRONT

Wrought iron gates to a fully enclosed front garden with pink stone driveway and space for up to five cars. Brick Pavia patio with well stocked shrubbery borders. Pathed pathway to:-

ENTRANCE HALL

PVC double glazed door with sidelights to large and welcoming entrance with 'Herringbone' wood laminate flooring. Staircase to first floor with moulded handrail and turned balustrading. Understairs storage cupboard. Cloaks cupboard. Designer vertical radiator.

LOUNGE

15'2" x 9'7" (at max) (4.629 x 2.934 (at max))

Feature electric fireplace with polished granite hearth and surround. Shelves storage inset. Double radiator.

KITCHEN

16'8" x 10'5" (5.092 x 3.186)

Fully fitted range of light grey shaker style high and low level kitchen units with round chrome handles, complimentary white sparkle grain work surfaces and splashback stands. Single drainer granite sink unit with chrome mixer tap. Integrated wine racks. Over count lighting. Integrated appliances to include a four ring halogen hob with stainless steel pyramid style overhead extractor fan and glass splashback. A low level combination oven and grill, fridge freezer, dishwasher and washing machine. Low voltage downlights. Fully tiled floor. PVC double glazed door to the rear. Open to;

INFORMAL DINING

10'10" x 9'2" (3.316 x 2.811)

Fully tiled floor. Designer vertical radiator. PVC double glazed 'French' doors to the rear.

FIRST FLOOR LANDING

Access to loft. Hot press with insulated copper cylinder and shelving.

BEDROOM 1

10'11" x 10'10" (3.336 x 3.308)

Integrated storage furniture with sliding mirror doors, shelving and clothing rails. Feature wood panelled walls. Double radiator.

BEDROOM 2

11'5" x 9'10" (3.495 x 3.013)

Double radiator.

BEDROOM 3

8'2" x 8'2" (2.511 x 2.495)

Integrated over stairs storage with shelving and clothing rails. Double radiator.

BATHROOM

Modern white suite comprising a 'P' shape panel bath with electric shower over, partially glazed screen and fully tiled splashback. Low flush push button WC. Pedestal wash hand basin with 'Monobloc' chrome mixer tap. Chrome towel radiator.

DETACHED GARAGE

18'6" x 11'5" (5.658 x 3.498)

Power and lighting. Electric roller door. Service door to rear garden. Oil fired condenser boiler.

OUTSIDE REAR

Partially enclosed rear garden offering excellent privacy. Raised 'Shale' stone bedding. Outside lighting. PVC oil tank.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note, none of the services or appliances have been tested at this property.

Please also be aware property boundaries are an estimation and are to be confirmed via your solicitor.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	50	63

Northern Ireland

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