

## 7 Kildrum Road, Shankbridge, Ballymena, BT42 3DT



### PRICE Offers Over £139,950

We are delighted to offer for sale 7 Kildrum Road, Shankbridge

Perfectly positioned close to Kells village, the A26 to Ballymena and Antrim, and with easy access to the M2 motorway, this beautifully finished three-bedroom semi-detached home is ideal for commuters seeking both convenience and comfort. Step inside to a spacious living room centred around a charming Inglenook multifuel stove, creating a warm and inviting atmosphere. The beautifully presented cream Shaker-style kitchen provides an elegant and practical space for everyday living.

Upstairs, three generous bedrooms offer excellent accommodation for first-time buyers and young families. Externally, the property features tarmacked parking to the front, while the fully enclosed rear garden—also largely tarmacked—offers versatility, including the option for additional parking.

A superb opportunity in a sought-after location.

Early viewing is highly recommended.

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

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

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

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



## FEATURES

- Entrance hall with wood laminate flooring
- Living room 19'10" x 14'9" with feature 'Inglenook' multifuel stove with back boiler
- Kitchen with informal dining / Range of cream 'Shaker' style high and low level units
- Integrated oven, hob and space for a fridge freezer, washing machine, dishwasher or tumble dryer
- Three well proportioned bedrooms to the first floor
- Family shower room featuring a modern white suite to include an enclosed shower
- Low maintenance gardens to the front and rear / Generous site with parking to the front and additional optional parking to the rear
- PVC double glazed windows and external doors / Oil fired central heating / PVC fascia and soffits
- A short drive from Kells village and the A26 commuter road network and is the perfect spot for commuters.
- Superb opportunity for first time buyers and young families

## ACCOMMODATION

### OUTSIDE FRONT

Tarmac drive to the front was space for up 3 cars.

### ENTRANCE HALL

PVC double glazed door to entrance with wood laminate flooring.

### LOUNGE

19'10" x 14'9" (6.053 x 4.512)

Feature inglenook style, multi fuel stove with back boiler. Featuring a polished granite hearth. Would laminate flooring. Low voltage down lighting. Dual aspect windows. Staircase to first floor with moulded handrail. 2 x double radiators.

### KITCHEN WITH INFORMAL DINING

14'9" x 9'3" (4.509 x 2.839)

Fully fitted cream shaker style high and low level kitchen units with short chrome handles, contrasting butcher block style work surfaces and complimentary splashback tiling. Single drainer stainless steel sink unit with chrome mixer tap. Integrated appliances to include a four ring halogen hob with stainless steel pyramid style Overhead extractor fan and a combination mid level oven and grill. Space for washing machine, tumble, dryer or dishwasher and fridge freezer. Low voltage down lighting fully tiled floor double radiator PVC double glazed door to the rear.

## FIRST FLOOR LANIDNG

Access to partially floored loft.

## BEDROOM 1

12'0" x 9'9" (3.663 x 2.986 )

Integrated bedroom storage with sliding mirror doors.  
Feature wood panelled wall. Single radiator.

## BEDROOM 2

9'7" x 8'5" (2.933 x 2.582)

Wood laminate flooring. Hot press with insulated copper cylinder. Double radiator.

## BEDROOM 3

6'6" x 6'5" (1.983 x 1.979)

Wood laminate flooring. Double radiator.

## SHOWER ROOM

6'9" x 4'11" (2.064 x 1.504)

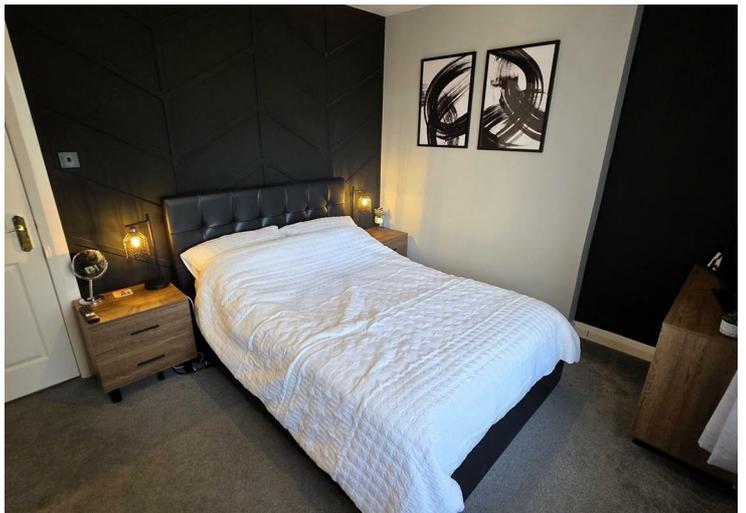
Modern white suite comprising a corner quadrant shower with pvc panelled walls and glazed sliding doors. Pedestal wash hand basin with chrome mixer tap. Low flush push button WC. Wood laminate flooring. Extractor fan. Single radiator.

## REAR GARDEN

Fully enclosed, rear garden with a mix of six foot timber fencing and a four foot wall with a cast iron railings over. Mostly tarmacked with paved patio area. Raised timber decking. Outside tap and outside lighting. Cast iron and timber double gates to side. Boiler house and outside storage. Option of additional parking to the rear.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	59
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>	EU Directive 2002/91/EC		



**Mortgage IQ**

Talk to one of our advisers today

12 Church Street, Antrim, Co. Antrim, BT41 4BA  
 T: 028 9417 0000  
 E: antrim@mortgageIQ.co.uk

WE KNOW WHAT IT TAKES

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:  
 These particulars do not constitute any part of an offer or contract  
 All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor  
 None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact  
 Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars  
 The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

