



'The Flax Mill', 210 Carnlough Road, Broughshane, BT42 4LX

- Cottage Style Barn Conversion
- Vaulted Ceilings; Exposed Stonework
- Contemporary Sanitaryware Throughout
- uPVC Double Glazing
- Convenient Semi Rural Setting
- Three Bed; Principal En Suite
- Luxury Fitted Kitchen & Utility
- Underfloor Heating (Oil Fired)
- Fully Landscaped Sites
- Delightful Rural Views

Offers Over £350,000

EPC Rating



210 Carnlough Road, BT42 4LX



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite triple glazed front door with double glazed side screens. Exposed stone and brick feature wall, with railway sleeper head to door area. Wood laminate floor covering. Underfloor heating. Access to shelved hot press with pressurised cylinder.

LOUNGE 32'11" x 16'9"

Vaulted ceiling with exposed beams. Exposed stone and brick illuminated feature wall, with railway sleeper head to door area. Feature window with aluminium framed double glazed sliding patio doors to rear garden. Delightful rural views. Wood laminate floor covering. Open arch leading to:



KITCHEN 19'7" x 10'5"

Luxury fitted kitchen with range of high and low level storage units, with contrasting solid quartz work surface. Stainless steel sink unit. Integrated hob with solid quartz splash back and stainless steel extractor hood over. Integrated oven and dishwasher. American style fridge freezer. Solid quartz upstands to walls. Orangery style glass roof. Dual aspect windows. Composite triple glazed door to garden.

UTILITY ROOM 6'4" x 6'2"

Range of fitted storage units with solid quartz work surface to match kitchen. Stainless steel sink unit. Plumbed for automatic washing machine. Space for tumble dryer. Solid quartz upstands to walls. Wood laminate floor covering.

PRINCIPAL BEDROOM 13'9" x 9'8"

Dual aspect windows. Wood laminate floor covering. Glass panelled door leading to:

WALK IN WARDROBE

DELUXE EN SUITE SHOWER ROOM

Contemporary, three piece suite comprising shower enclosure, vanity unit and WC. Chrome towel radiator. Part tiling to walls. Tiled floor.

BEDROOM 2 13'9" x 9'5"

Wood laminate floor covering.

BEDROOM 3 9'8" x 8'7"

Wood laminate floor covering. Access to roof space.

DELUXE BATHROOM

Contemporary, four piece suite comprising bath, shower enclosure, vanity unit and WC. Chrome towel radiator. Part tiling to walls. Tiled floor.

EXTERNAL

Twin entrance pillars leading to generous sized private driveway finished in stone.

Paved entrance porch with granite curbing.

External lighting.

Ring/smart doorbell.

PVC soffits, fascia and rainwater goods.

Exposed stone work.

Part slate/part zinc roof.

Generous front, side and rear top soiled and sown out.

Dry stone boundary wall.

Porcelain paved patio area with cobbled boundary.

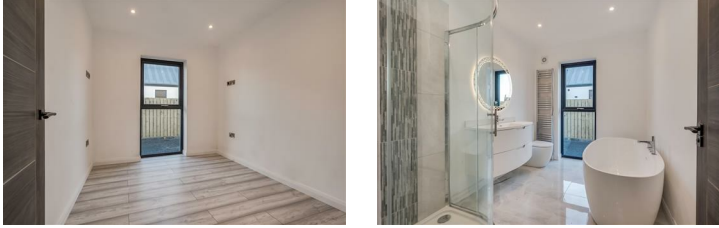
Oil fired central heating boiler.

PVC oil storage tank.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





One of only two stunning, cottage style, barn conversion dwellings, situated in a semi-rural setting on the periphery of Broughshane village and Ballymena town, and a short distance from the M2 motorway, for those commuting to Belfast or the North. The properties have been sympathetically developed to retain much of their original character and charm.

The specification in each of these handcrafted homes is exceptional, catering for the modern-day needs, and more. Each of the properties enjoy underfloor heating (plumbed to suit air source technology conversion), high efficiency pressurised oil-fired central heating, uPVC double glazing, with composite triple glazed front doors, Cat6 hardwired throughout, alarm system, luxury fitted kitchen and utility room, each with solid quartz worktops, and contemporary, quality sanitary ware throughout.


Each home boasts vaulted ceilings, exposed stonework, orangeries, and delightful rural views.

Externally, each site is landscaped, with generous driveway and garden space, bound by a dry stone wall. Again, there is a range of exposed stonework, in addition to a mixture of zinc and slate tile roof coverings.

Each of these properties, in their own individual ways, will blow you away.



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		
Northern Ireland	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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