



20 Aghanure Road, Broughshane, Ballymena, BT42 4LS

- Impressive Detached Villa (3,000 Sq Ft+)
- Two+ Reception Rooms
- Deluxe Bathroom With Four Piece Suite
- Boot Room; Utility Room; Furnished Cloakroom
- Gardens Front, Side and Rear; Views Towards Slemish

- Five Bedrooms; Two With En Suite
- Kitchen Through Living / Dining Room
- Oil Heating (underfloor to ground floor level); PVC Double Glazing
- Private Driveway; Two Double Garages
- Extensive Range Of Luxury Finishes Throughout

Offers Over £485,000

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, panelled front door with matching double glazed side screens and fan light over. Tiled floor. Feature height ceilings, continuing throughout remainder of house. Stairwell to first floor gallery landing. Access to under stairs store. Coving to ceiling.

LOUNGE 17'9" x 13'9"

Gas fire in cast iron fireplace with marble hearth and surround. Dual aspect windows. Coving to ceiling. Tiled floor. Open arch to kitchen / living / dining.

FAMILY ROOM 15'8" x 11'9"

Inglenook recess with cast iron wood burning stove. Twin windows to front elevation. Tiled floor.

KITCHEN THROUGH LIVING / DINING ROOM 31'10" x 25'5"

Luxury fitted kitchen with comprehensive range of high and low level storage units with contrasting solid quartz work surface. Matching island unit with breakfast bar area. Inlaid stainless steel sink unit. Ceramic touch screen induction hob with extractor hood over. Integrated eye level double oven, tall fridge, separate tall freezer and dishwasher. Access to walk in pantry. Separate fitted store. Solid quartz upstands to wall. Tiled floor. Dual aspect windows. Twin sliding patio doors with matching side screens.



BOOT ROOM 17'3" x 9'10"

Fitted storage wall with panelled cloak hanging space. Tiled floor. Access to store.

UTILITY ROOM 9'1" x 6'9"

Range of fitted high and low level storage units with contrasting wood block effect melamine work surface and upstands. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for tumble dryer. Tiled floor.

FURNISHED CLOAKROOM

Contemporary white two piece suite comprising vanity unit and WC. Half tiling to sink wall. Tiled floor.

FIRST FLOOR

GALLERY LANDING

Coving and central feature to ceiling. Access to walk in hot press.

PRINCIPAL BEDROOM 15'8" x 11'10"

Wall to wall fitted wardrobes. Twin windows to front elevation. Coving to ceiling.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary white three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Illuminated mirror. Chrome towel radiator.

GUEST BEDROOM 13'9" x 12'3"

Twin windows enjoying views towards Slemish. Coving to ceiling.

DELUXE EN SUITE SHOWER ROOM

Contemporary white three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Illuminated mirror. Part tiling to walls. Tiled floor.

BEDROOM 3 13'9" x 11'9"

Coving to ceiling. Access to roof space.

REAR HALL

BEDROOM 4 15'0" x 12'5"

BEDROOM 5 13'1" x 11'2" (wps)

Dual aspect windows. Views towards Slemish.

DELUXE FULLY TILED BATHROOM

Contemporary white four piece comprising freestanding bath, separate oversized shower enclosure, floating twin basin vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Illuminated mirror. Chrome towel radiator. Feature lighting.

EXTERNAL

Power operated gates (with HikVision remote access camera system) leading to generous sized private driveway area finished in tarmac.

Front garden finished in lawn, raised bed and mature trees.

PVC soffits, fascia and rainwater goods.

Tiled car port.

Concrete yard area to rear.

Side and rear gardens finished in lawn.

Paved patio area.

Dry stone wall.

External lighting.

Outside tap.

DOUBLE GARAGE 20'11" x 19'6"

Twin PVC coated roller shutter doors. Separate service door to car port. Power, light and twin double radiators.





SECOND ATTACHED DOUBLE GARAGE 20'11" x 20'3"

PVC coated double roller shutter door. Power, light, double radiator and oil fired central heating boiler.


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.

Impressive five bedroom / two+ reception detached family home extending in excess of 3,000 sq ft, plus two double garages, occupying a prime site enjoying stunning views towards Slemish Mountain, located off the Aghanure Road, Broughshane, Ballymena. The property comprises entrance hall with stairwell leading to gallery landing, lounge with gas fire, separate family room with wood burning stove, luxury fitted kitchen through living/dining room, boot room, utility room, furnished cloakroom, five well proportioned first floor bedrooms, to include principal and guest bedrooms with deluxe en suite shower room, and deluxe fully tiled bathroom with contemporary four piece suite. Externally the property enjoys power operated gates (with HikVision remote access camera system) leading to generous sized private driveway area, tiled car port, two double garages, and generous gardens front, side and rear. Other attributes include Highspeed internet via Starlink Antenna (c.260mb), full mesh Wi-Fi system, oil fired central heating (underfloor to ground floor level), PVC double glazing and extensive range of luxury finishes throughout. Early viewing strongly recommended to avoid disappointment.



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		
	52	67
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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