



## 28 Dunminning Road

Cullybackey, Ballymena, BT42 1PD

Offers Around £550,000





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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC triple glazed composite front door with matching side screens. Bespoke staircase manufacture by Robert Steele Joinery. Access to under stair store. Access to shelved store. Carved tiled floor. Thermostatically controlled underfloor heating continuing throughout all of downstairs

#### FAMILY ROOM/BEDROOM 4

14'8 x 13'9 (4.47m x 4.19m)

Wood laminate floor covering. Dual aspect windows

#### OPEN PLAN KITCHEN/LIVING/DINING AREA

34'2 x 19'8 (10.41m x 5.99m )

widest points. Contemporary, bespoke shaker kitchen designed and installed by Woodstyle Kitchens NI. Comprehensive range of high and low level storage units and contrasting quartz work surfaces. Matching island unit with waterfall countertop, integrated breakfast bar and inlaid stainless steel sink unit. Quality integrated appliances to include fridge freezer, dishwasher, 4 ring electric hob with extractor canopy over, twin Bosch ovens and microwave. Glass splashback to hob area.

PVC double glazed bifold doors to south facing patio area and gardens. Triple aspect windows. Double height ceiling to living area with focal point fireplace with Stanley gas fired wood burning stove in Inglenook style recess. Tiled floor.

#### PRINCIPAL BEDROOM

21'7 x 14'8 (6.58m x 4.47m )

widest points. Wood laminate floor covering. Triple aspect windows. Dressing area.

#### DELUXE EN-SUITE

Modern fitted 4 piece suite comprising 'walk-in' shower cubicle with mains shower and drench shower head over, floating vanity unit, bidet and concealed cistern WC. Towel radiator. Part tiled walls and tiled floor.

#### UTILITY ROOM

10'1 x 7'6 (3.07m x 2.29m)

Modern fitted high and low level storage units and contrasting work surfaces. Space and plumbed for low level appliances. Composite sink unit. PVC composite rear door to driveway. Access to walk-in store/drying cupboard. Tiled floor.

#### FURNISHED CLOAKROOM

Modern fitted 2 piece suite comprising floating vanity unit and concealed cistern WC. Towel radiator. Part tiled walls and tiled floor.

### FIRST FLOOR

#### LANDING

Gallery style landing with Velux window to front elevation. Access to walk-in hot press. Access to open plan entertaining space (easily converted into another bedroom) comprising Mezzanine area with glass balustrade overlooking downstairs living space. Four Velux windows.

#### BEDROOM 2

21'7 x 14'8 (6.58m x 4.47m)

Access to walk in wardrobe area.

### BEDROOM 3

19'9 x 14'8 (6.02m x 4.47m)

Access to walk in wardrobe area.

### DELUXE FAMILY BATHROOM

Deluxe, modern fitted 4 piece suite comprising free standing bath with gold effect mixer tap, shower cubicle with mains shower over, floating vanity unit and WC. Towel radiator. Part tiled walls and tiled floor.

### EXTERNAL

Expansive site (c.0.8 acres) comprising gardens front, side and rear finished in lawn. Private driveway, with entrance pillars finished in decorative stone.

South facing patio area with veranda style porch.

PVC fascia, soffits and rainwater goods.

Outside taps and lighting.

Views over the surrounding countryside to the rear.

### DETACHED TRIPLE GARAGE

38'9 x 18'8 (11.81m x 5.69m)

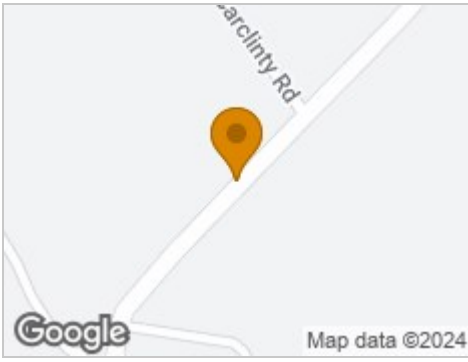
Electrically operated, insulated roller shutter

door. Oil fired central heating condensing boiler. Separate PVC composite service door. Integrated storage units and shelving with stainless steel sink unit. Access to outside WC. Access to roof space. Power and light. Concrete floor.





## Road Map



## Hybrid Map



## Terrain Map



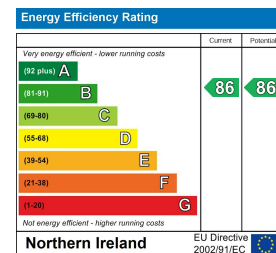
## Floor Plan



## Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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