

simon**BRIEN**
RESIDENTIAL

159 Galgorm Road,
Ballymena, BT42 1DE



Asking Price £495,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Detached Family Home
- Beautifully Presented & Well Proportioned Accommodation
- Gracious Entrance Hall
- Four Double Bedrooms
- Two Reception Room
- Modern Fully Fitted Kitchen With Range Of High Quality Appliances, Central Island Open To Dining
- Separate Utility Room
- Luxury Family Bathroom & Ensuite Shower Room
- Downstairs Cloakroom
- Oil Heating
- Double Glazing
- Central Vacuum System
- Large Integral Garage
- Generous Driveway Parking
- Mature Site With Well Tended Gardens To Front, Side & Rear
- Popular & Convenient Location On Main Galgorm Road Close To Town Centre, Excellent Schooling & Transport Networks
- Viewing By Private Appointment



SUMMARY

Ideally located on the main Galgorm Road, in one of the area's most sought after residential locations, the property is exceptionally well placed close to Ballymena Academy, Cambridge House Grammar and Galgorm Golf Course, with Ballymena Town Centre some 5 minutes away and Belfast City Centre 30 minutes by car.

The property has exceptionally well appointed and recently renovated family accommodation which extends to 4 double bedrooms, 2 reception rooms and large family kitchen with island open to dining area, luxury family bathroom and ensuite. Externally the property is positioned on an exceptionally private and wooded site with generous gardens and excellent parking facilities.

Likely to be of interest to the growing family in today's market. Viewing is by appointment through our Belfast Office 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

ENTRANCE:

Hardwood door leading to:

ENTRANCE HALL:

15' 5" x 10' 6" (4.7m x 3.2m)

Tiled floor.





LIVING ROOM:

16' 2" x 14' 9" (4.93m x 4.5m)

Wood-burning stove. Oak flooring. Open to:

KITCHEN / DINING AREA:

33' 8" x 11' 5" (10.26m x 3.48m)

Excellent range of high and low level units. Central island unit with inset sink. Granite worktops. Recess for American style fridge/freezer. 5 ring hob. Double oven. Integrated dishwasher. Double doors to patio.

FAMILY ROOM:

15' 9" x 13' 3" (4.8m x 4.04m)

Attractive feature fireplace with gas fire.

REAR HALLWAY:

UTILITY ROOM:

9' 8" x 7' 8" (2.95m x 2.34m)

High and low level units. Single drainer stainless steel sink unit. Plumbed for washing machine.

CLOAKROOM:

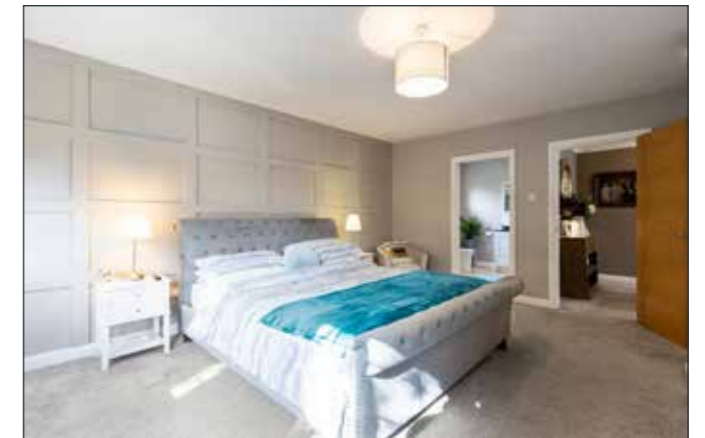
Low flush WC. Wash hand basin.

INTEGRAL GARAGE:

19' 8" x 18' 9" (5.99m x 5.72m)

Electric roller door. Light and power. Oil fired boiler.





FIRST FLOOR

LANDING:
 23' 4" x 10' 5" (7.11m x 3.18m)
 Hot-press and access to roof space.

BEDROOM (1):
 16' 0" x 14' 0" (4.88m x 4.27m)

Range of fitted units.

ENSUITE SHOWER ROOM:

Fully panelled shower enclosure. Low flush WC. Twin wash hand basin in vanity unit with granite top.





BEDROOM (2):
16' 2" x 13' 0" (4.93m x 3.96m)

BEDROOM (3):
14' 9" x 9' 7" (4.5m x 2.92m)

BEDROOM (4):
14' 0" x 9' 9" (4.27m x 2.97m)



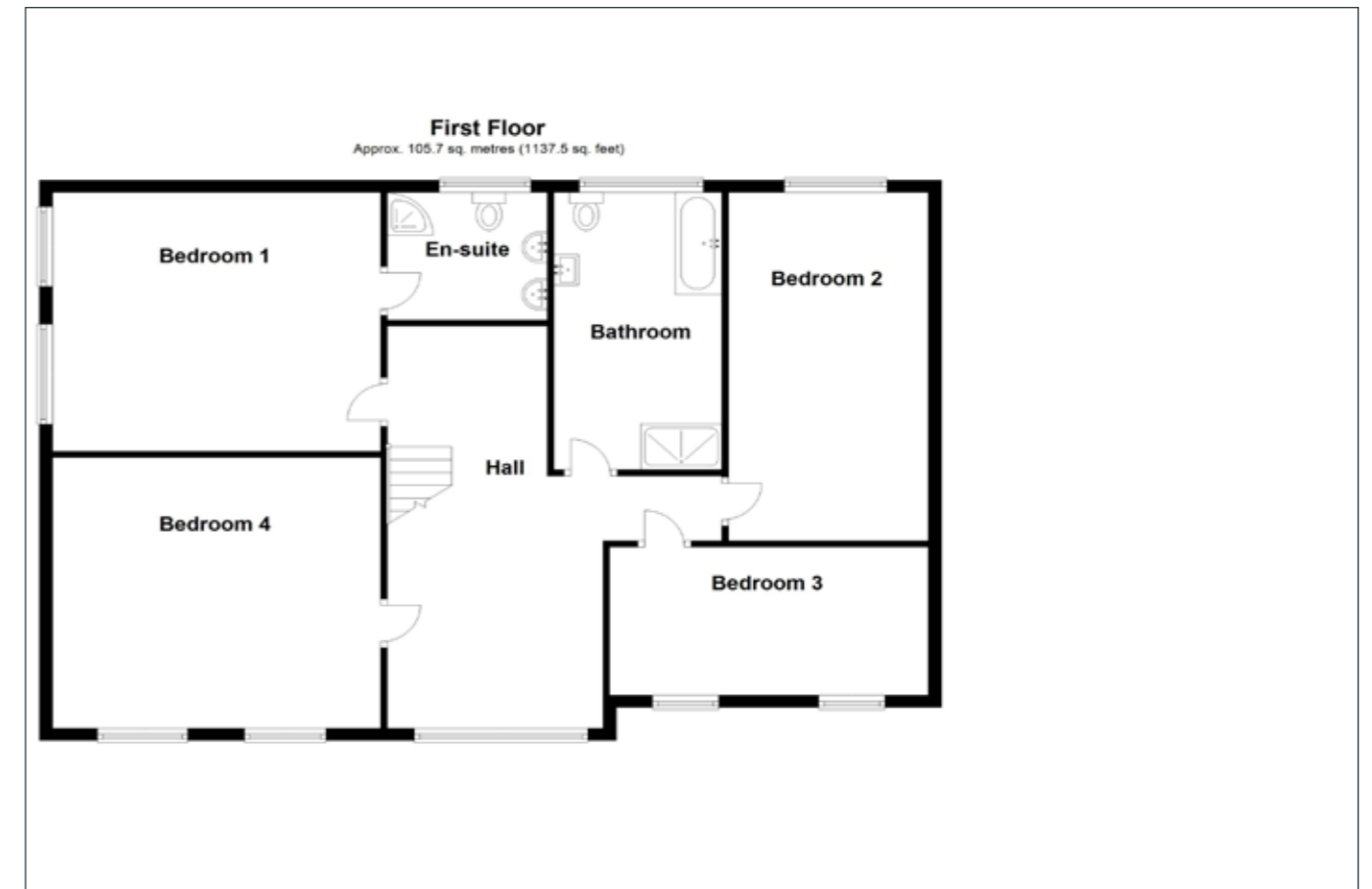
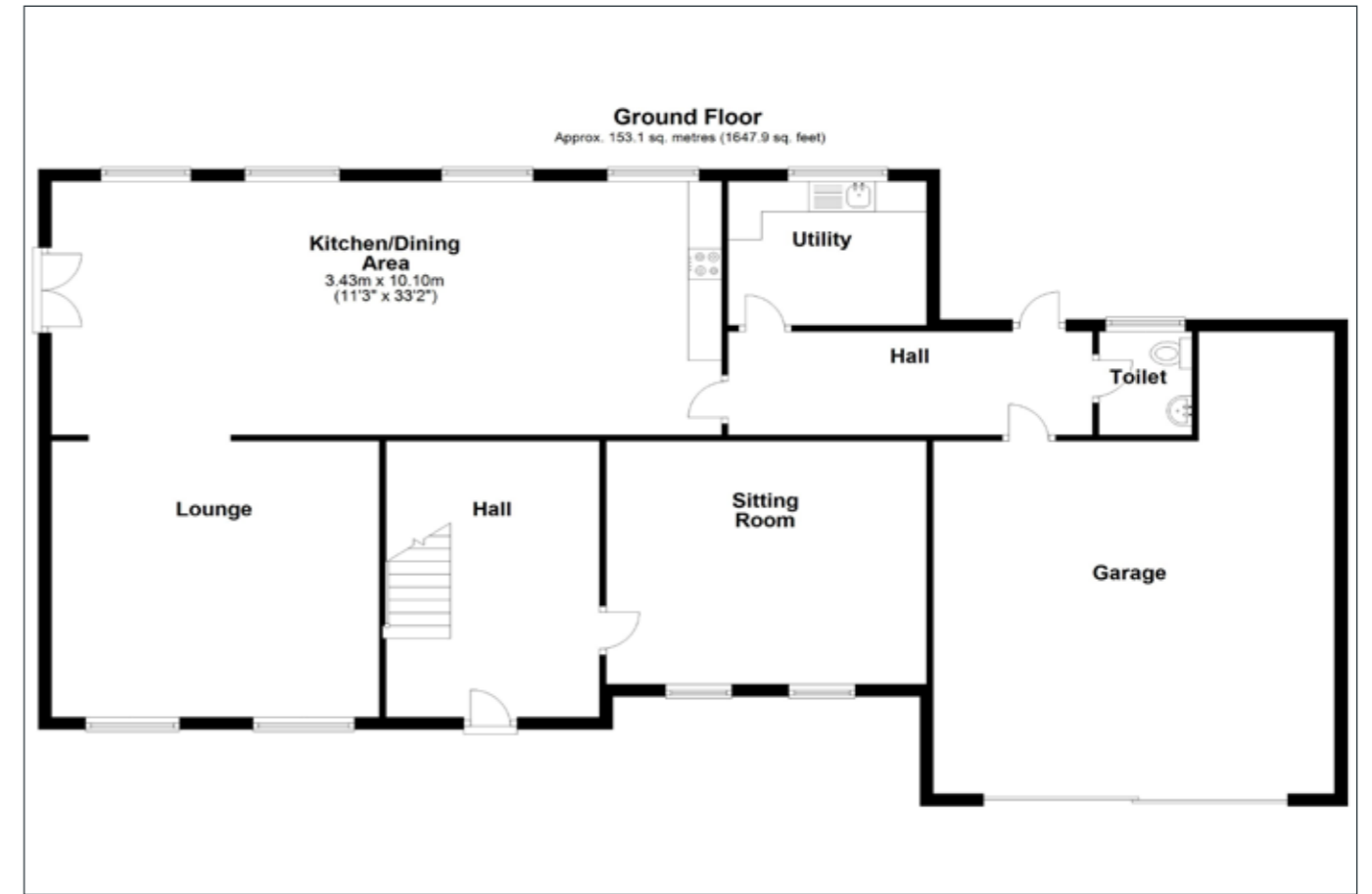
BATHROOM:

Freestanding bath with mixer taps and telephone hand shower. Separate shower enclosure with overhead shower and telephone hand shower. Low flush WC. Wash hand basin in vanity unit.

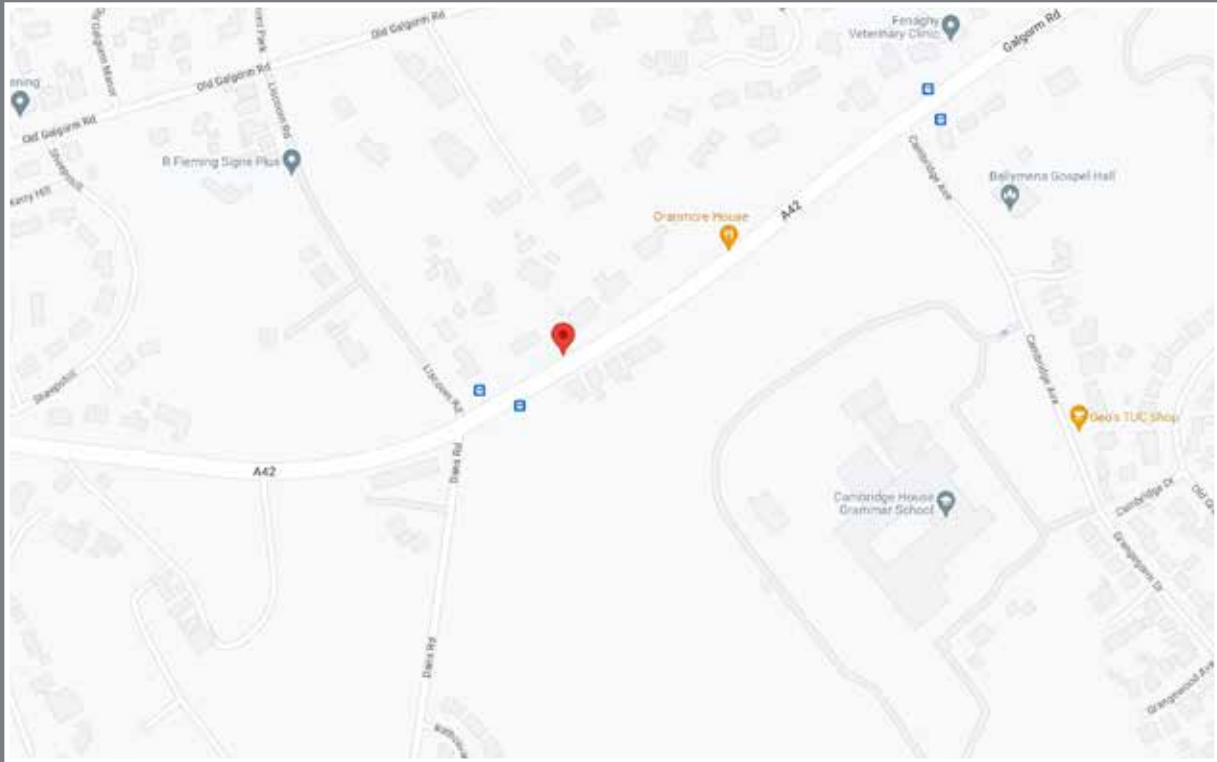
OUTSIDE

Generous mature site, gardens in lawns and patio, with excellent driveway parking.





Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/C/23/SO



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