



25 Ballyconnolly Road, Ballymena, BT42 1JF

Offers in the region of £299,950



Set on a mature site of circa 0.9 acres, this spacious detached country residence enjoys stunning views of the surrounding countryside, with Slemish Mountain visible to the rear.

Located on the Ballyconnolly Road, between Cullybackey and Ahoghill, the property is within easy reach of Ballymena and its arterial commuter routes.

Offering family size living accommodation (extending to circa 2,200 sq ft of living accommodation) this home offers potential purchasers the opportunity to place their own stamp on the property.

Interest in this property is likely to be strong from the outset, therefore early viewing is recommended in order to avoid disappointment.

Property Features

- Impressive detached country residence of circa 2,200 sq ft
- Entrance hall with fitted cloak room off
- Four reception rooms
- Kitchen, set in an open plan with the dining room
- Four large first floor bedrooms, master with ensuite
- Large family bathroom
- Integral garage, plus detached garage
- PVC double glazed windows
- Oil fired heating system
- Set on a stunning site of circa 0.9 acres



Accommodation (Dimensions and Areas are approximate)

Ground Floor

Entrance Hall 13'1" x 5'11" (4.0 x 1.82)
PVC Front door and side lights. Ceiling Coving.

Cloak Room 5'11" x 4'11" (1.80m x 1.50m)
Fitted with a WC and wash hand basin. Tiled floor.

Kitchen 16'0" x 8'7" (4.88m x 2.62m)
Fitted with a range of eye and low level shaker style units, laminate work surfaces. Integrated fridge freezer. Oven & hob with integrated extractor fan over. Plumbed for dishwasher. Tiled floor and splash back areas. Large skylight. Built in larder store.

Back Hall 23'11" x 3'8" (7.30 x 1.13)
PVC back door. Tiled floor.

Utility Room 10'1" x 3'8" (3.08 x 1.13)
Fitted with low level units. Laminate work surfaces with tiled splash back areas. Plumbed for washing machine. Tiled floor. Oil fired boiler.

Sitting Room 14'3" x 10'3" (4.36 x 3.14)
Wood effect laminate flooring.

First Floor

Landing 21'2" x 6'11" (6.46 x 2.13)
Ceiling coving and centre rose. Walk in hot press.

Bedroom 1 11'10" x 10'3" (max) (3.63 x 3.14 (max))

Bedroom 2 11'9" x 10'7" (max) (3.6 x 3.23 (max))

Bedroom 3 (master) 14'8" x 12'5" (4.49 x 3.8)



En-Suite 8'8" x 5'3" (2.66 x 1.61)

Fitted with a shower cubicle (electric shower) WC and wash hand basin. Tiled splash back area.

Bedroom 4 14'11" x 11'11" (4.57 x 3.65)

Bathroom 9'7" x 8'10" (2.93 x 2.7)

Fitted with a cream bathroom suite, including a bath, wash hand basin with vanity unit, pedestal wash hand basin and and WC. Fully tiled walls.

Outside

Integral Garage

Detached Garage 24'7" x 14'11" (7.49m x 4.55m)

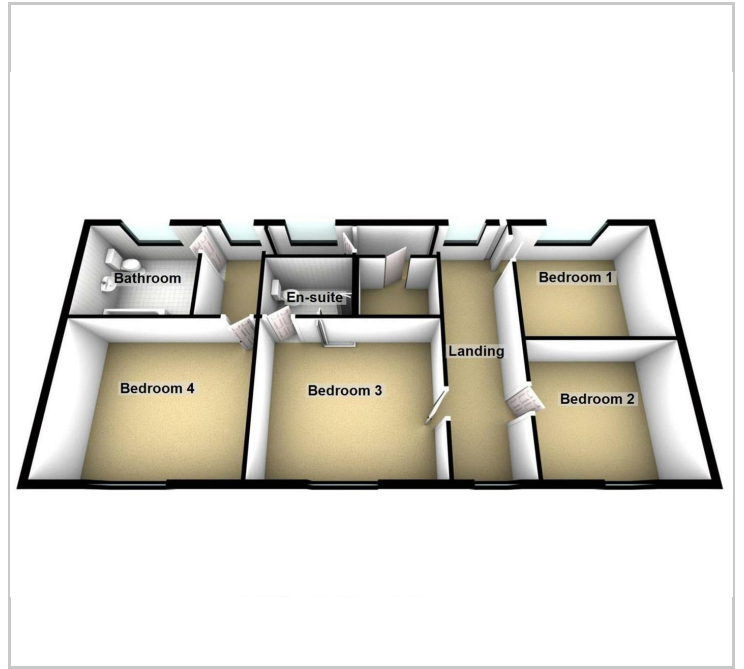
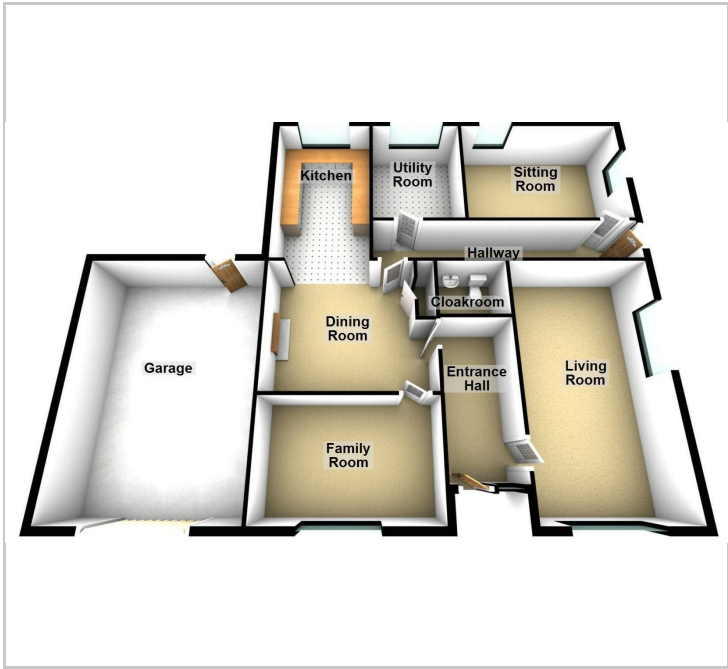
Gardens

The property has large, mature gardens to the front and rear.

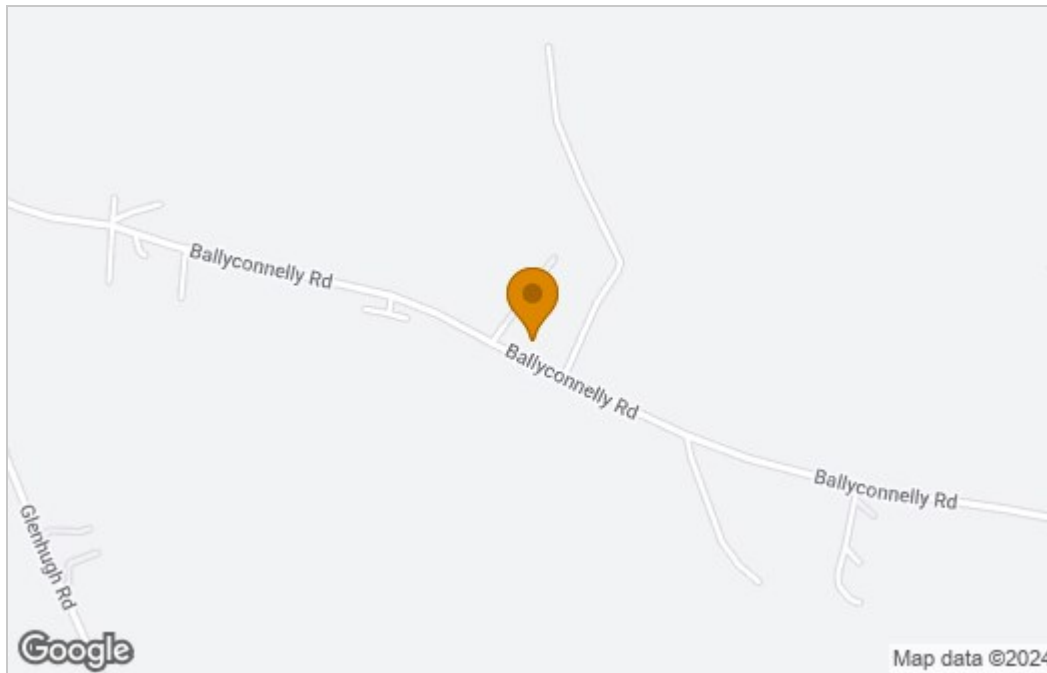
The front garden is laid in lawn and benefits from an asphalt driveway, with two entrances onto the Ballyconnelly Road.

The large back garden offers an excellent degree of privacy, with mature hedging enclosing the large lawn. The garden benefits from a raised patio area, allotment area and mature trees and shrubs. To the bottom of the garden, secured by a wooden fence, is a well which we are told is capable of providing spring water.





Area Map



Energy Efficiency Graph

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			49
(21-38) F		23	
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Harry Clarke & Company is a trading entity of Harry Clarke & Company Limited. Registered in N.I. Company Number NI643802

Disclaimer- These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representatives of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither Harry Clarke & Company, nor any person in it's employment has any authority to make or give any representation or warranty whatever in relation to this property. All dimensions are approximate.

42 Mill Street, Ballymena BT43 5AE || 028 256 48829 || info@harryclarke.co.uk

