



## 25 Ballyconnolly Road, Ballymena, BT42 1JF

Offers in the region of £249,950



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 it's 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**

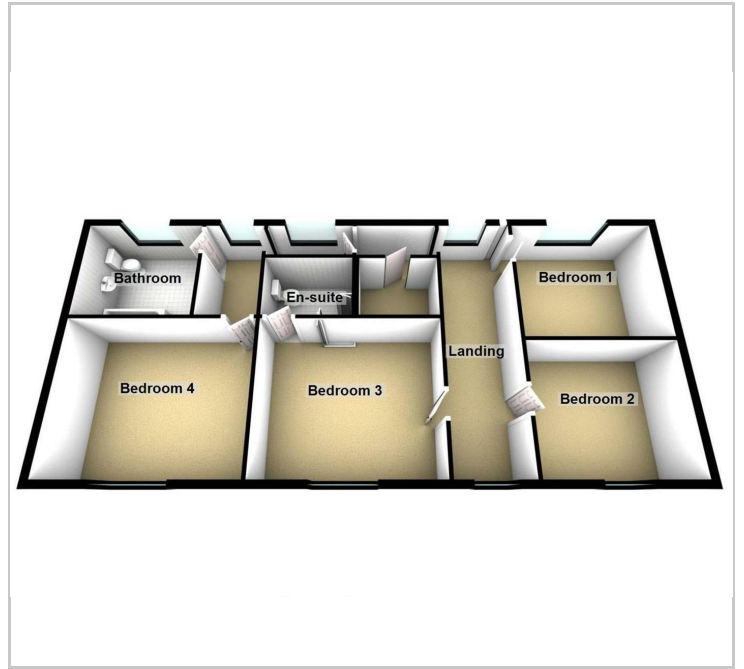
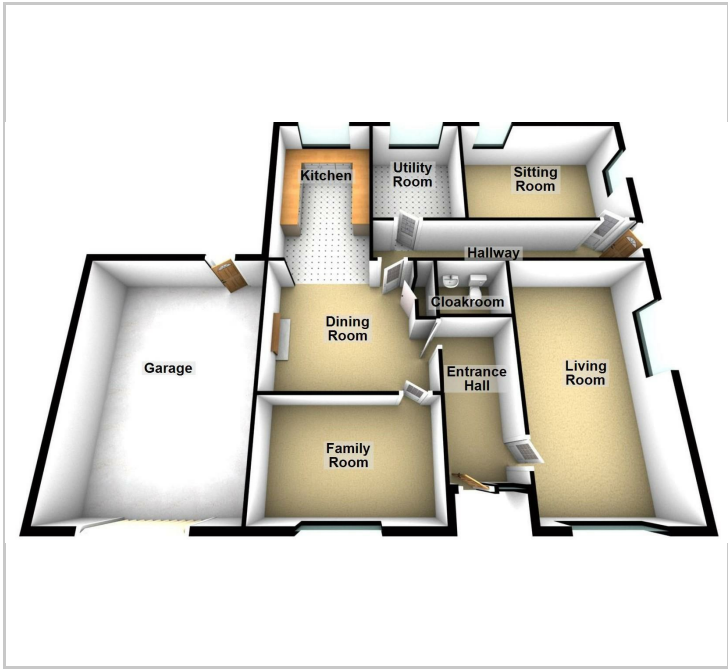
The property has large, mature gardens to the front and rear.

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

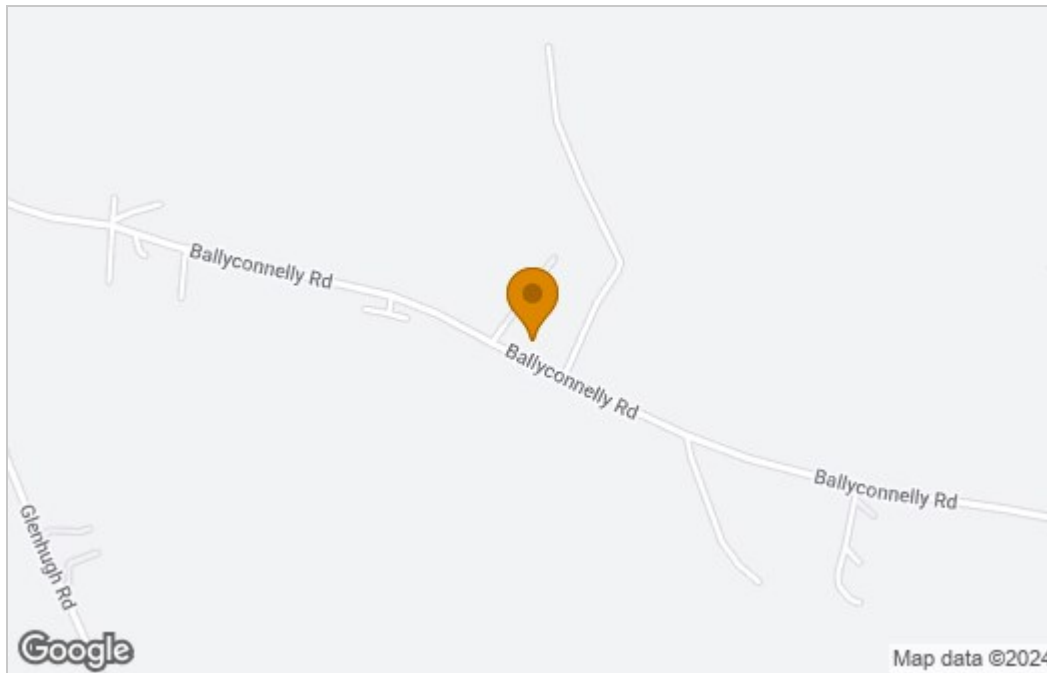
The large back garden offers an excellent degree of privacy, with mature hedging enclosing the large lawn. The garden benefits from a raised patio area, allotment area and mature trees and shrubs. To the bottom of the garden, secured by a wooden fence, is a well which we are told is capable of providing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



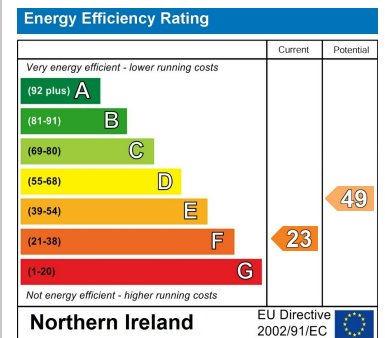




**Area Map**



**Energy Efficiency Graph**



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