



## 34a Casheltown Road, Ballymena, BT42 2PR

Offers in the region of £360,000



Situated on a generous site, surrounded by mature gardens with a stream running one to one side, this impressive four bedroom detached house offers family size living accommodation in pleasant rural surroundings.

Finished to an excellent standard, this tastefully decorated house will appeal to those seeking a modern home in the countryside. Convenient to Ahoghill, Ballymena, Randalstown and Portglenone, this property is likely to be popular from the outset, therefore early viewing is recommended in order to avoid disappointment

## Property Features

- Spacious detached country residence
- Impressive entrance hall overlooked by a gallery landing
- Two Formal reception rooms
- Open plan kitchen/living area with separate utility room
- Ground floor bedroom and shower room
- Three well proportioned double first floor bedrooms
- Family Bathroom with luxury suite
- Master Bedroom with en-suite off
- Oil fired heating system and PVC Double glazed windows, beam vacuum system
- Set on generous rural site, surrounded by mature gardens



## Accommodation

(Dimensions and Areas are approximate)

### Entrance Hall 19'6" x 10'8" (5.96 x 3.26)

Composite hardwood front door with side lights. Solid wood staircase leading to a gallery landing. Tiled floor. Painted wood wall panelling. Recessed ceiling lighting.

### Lounge 15'5" x 13'8" (4.72 x 4.17)

Adam style fireplace surround with an electric inset stove and granite hearth. Fitted window shutters. Painted wood wall panelling.



### Living Room 17'7" x 12'4" (5.37 x 3.76)

Adam style fireplace surround with an electric inset stove and marble hearth. Solid oak flooring. Fitted window shutters. Open archway into kitchen.

### Kitchen 21'2" x 18'3" (6.46 x 5.57)

Contemporary open plan kitchen/dining/living room. Fitted with a range of painted Oak shaker style eye and low level units. Granite work surfaces with matching upstands. Matching centre island with breakfast bar and under mounted 1 1/2 bowl sink. Integrated dishwasher. Range cooker with a 6 ring gas hob and twin electric ovens, extractor canopy over. Space for an American style fridge/freezer. Fitted window seat. Walk in pantry store. Double patio doors opening to the side. Tiled floor. Recessed ceiling lighting. Dining/living area with an open archway into the living room.



### Utility Room 11'8" x 6'1" (3.56 x 1.87)

Plumbed for washing machine with space for a tumble dryer. Tiled floor. PVC back door. Beam vacuum system.



### **Shower Room 6'5" x 6'1" (1.98 x 1.86)**

Fitted with a contemporary suite. Including a shower cubicle with electric shower, wash hand basin and W/C. Tiled floor and panelled splash back areas.

### **Bedroom 1 10'1" x 9'4" (3.09 x 2.87)**

Solid oak flooring. Fitted window shutters.

### **First Floor**

#### **Landing**

Gallery landing area overlooking the entrance hall. Painted wood wall panelling. Built in double wardrobe. Solid oak flooring.

### **Bedroom 2 17'7" x 12'2" (5.38 x 3.71)**

Decorative fireplace surround with an electric stove, set on a granite hearth. Solid oak flooring. Fitted window shutters.

### **Bedroom 3 15'3" x 11'5" (4.66 x 3.48)**

Fitted window shutters. Solid oak flooring. En-Suite shower room off.

### **Bedroom 4 13'8" x 12'10" (4.17 x 3.92)**

Vaulted ceiling. Fitted window shutters. Fitted wardrobes to both sides of the bedroom.

### **Bathroom 13'8" x 7'6" (4.19 x 2.29)**

Fitted with a luxury suite including a free standing, claw foot, roll top bath, wash hand basin and W/C. Painted wood wall panelling. Heated towel rail. Fitted window shutters. Tiled floor.

### **Outside**

#### **Detached Double Garage 23'9" x 21'6" (7.25 x 6.56)**

Large roller door. Pedestrian door to the side. Lights and power.

### **Gardens**

Set on a generous, mature site with an excellent degree of privacy. The gardens, laid in lawn, extend around the property, enclosed by mature trees with a stream running to one side and features a range of shrubs and plants. External garden lighting has been arranged to make the most of the gardens in the evenings. Access via a driveway from the Cashelton Road, which is owned by the property and shared with one other house.





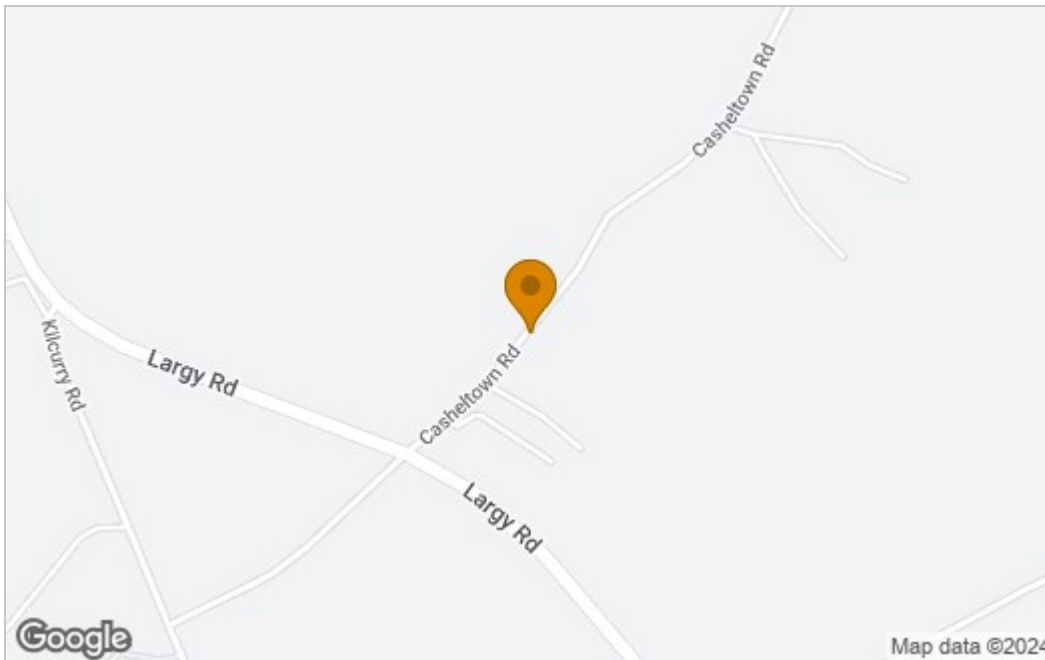
## Ground Floor Plan



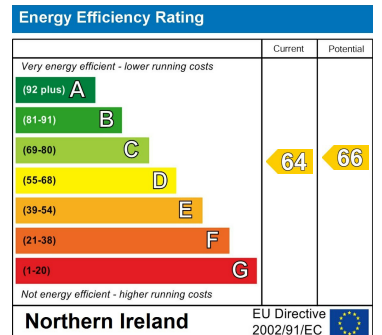
## First Floor Plan



## Area Map



## Energy Efficiency Graph



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