



## 31 Dromona Road, Ballymena, BT42 1NT

Offers in the region of £289,950



Enjoying a peaceful countryside location on the outskirts of Cullybackey, this impressive five bedroom detached house offers circa 2,000 sq ft of living accommodation, located among a cluster of similarly proportioned homes.

The spacious accommodation boasts three reception rooms, large kitchen with separate utility, five first floor bedrooms (master with en-suite) and a large family bathroom.

Providing impressive family size accommodation, this property is likely to be popular from the outset and early viewing is recommended in order to avoid disappointment.



## Property Features

- Large Detached House circa 2,000 sq ft
- Three formal reception rooms
- Spacious kitchen with separate utility room
- Five well proportioned first floor bedrooms (master with en-suite)
- Large family bathroom
- Oil fired heating system
- PVC double glazed windows and doors
- Detached garage
- Mature gardens to the front and rear
- Peaceful countryside location



## Accommodation

(Dimensions and Areas are approximate)

### Ground Floor

#### Hall 15'9" x 7'10" (4.82 x 2.39)

PVC front door with sidelights and fanlight.

Tiled floor.

Stairs to first floor

#### Living Room 15'11" x 13'7" (max) (4.86 x 4.15 (max))

Open fire in a contemporary Adam style fireplace surround with a tiled hearth.

Wood effect laminate flooring.

Double doors opening into the Dining Room.

#### Sitting Room 15'8" x 12'11" (4.8 x 3.95)

Open fire in a contemporary Adam style fireplace surround with a tiled hearth.

Wood effect laminate flooring.

#### Dining Room 13'7" x 12'0" (4.15 x 3.67)

Wood effect laminate flooring.

Double doors opening to Living room.

#### Kitchen 16'0" x 13'1" (4.88 x 4)

Fitted with a range of contemporary high gloss eye and low level units. Laminate work surfaces with tiled splash back areas over. Integrated oven and hob, with a stainless steel extractor canopy over.

Plumbed for dishwasher. Tiled floor.

#### Utility Room 8'4" x 7'5" (2.55 x 2.28)

Fitted to match the kitchen, with low level high gloss units and laminate work surfaces. Tiled Floor and splash back areas. PVC back door.

#### Cloakroom 6'10" x 2'11" (2.1 x 0.9)

Fitted with a W/C and wash hand basin.

Tiled floor.



## First Floor

Landing 12'9" x 7'10" (3.89 x 2.39)

Bedroom 1 15'8" x 13'5" (max) (4.8 x 4.1 (max))

Bedroom 2 12'0" x 12'4" (3.68 x 3.78)

Bedroom 3 13'0" x 12'4" (3.98 x 3.78)

Bedroom 4 (Master) 14'5" x 12'11" (max) (4.4 x 3.96 (max))

En-suite 4'11" x 7'3" (1.5 x 2.22)

Fitted with a contemporary suite including a shower cubicle, wash hand basin and low flush W/C.

Bathroom 9'3" x 8'2" including hotpress (2.82 x 2.5 including hotpress)

Fitted with a contemporary suite including a bath with shower over, wash hand basin and low flush W/C. Tiled floor and splash back areas. Built in airing cupboard.

Bedroom 5 7'10" x 7'10" (2.39m x 2.39m )

## Outside

Large gardens to the front and rear, laid in lawn with a gravel driveway.

## Garage

Single garage with a roller door and pedestrian door to the side.

## Directions

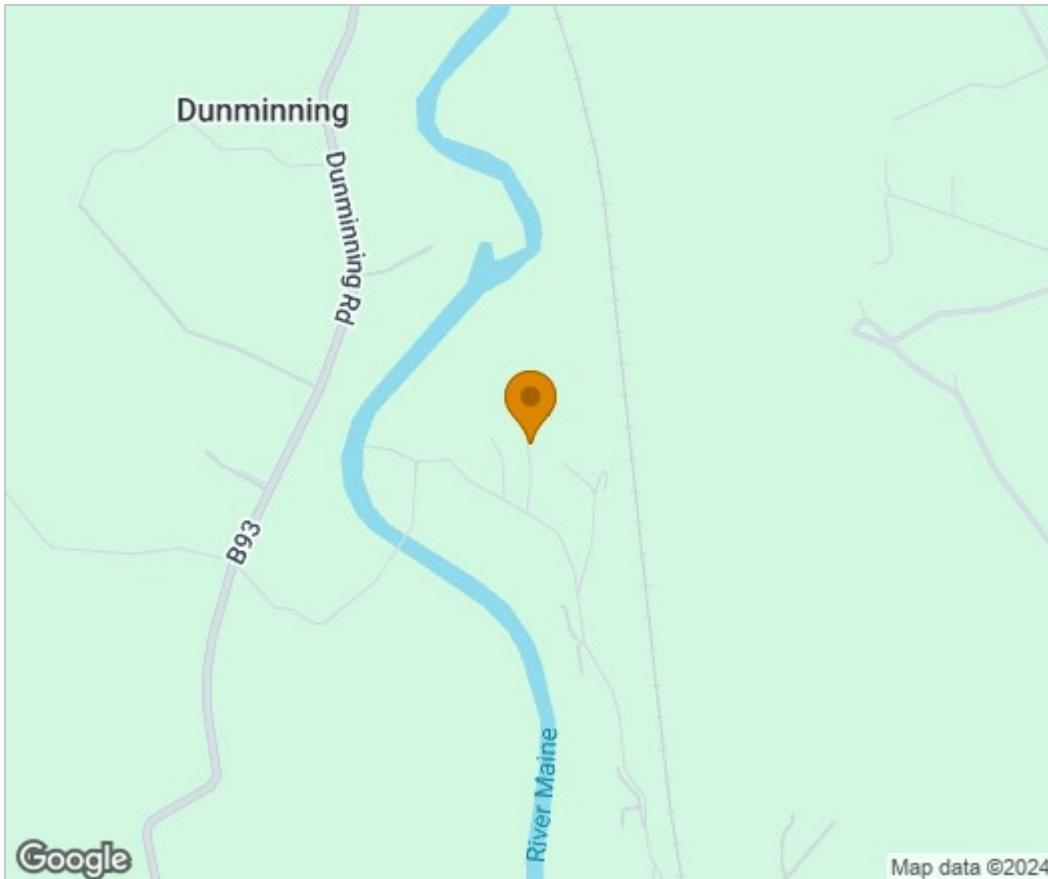
Taking the Shellinghill Road from Cullybackey, drive until you reach the staggered crossroad where the road meets the Dromona Road and Redford Road and take a left onto the Dromona Road. Drive to the end of the road then take a right to stay on the Dromona Road. Drive straight down this road until you reach a point where the road narrows and you see a "dead end" sign, at this point take a right just after the red and white markers onto a laneway (stay to the laneway on your right). Drive a short distance and you will find yourself in a cul de sac and the property will be on your right. The location is marked on the attached maps for reference purposes.



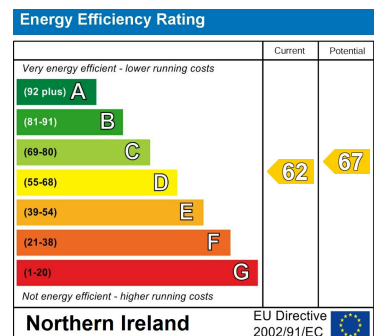




Area Map

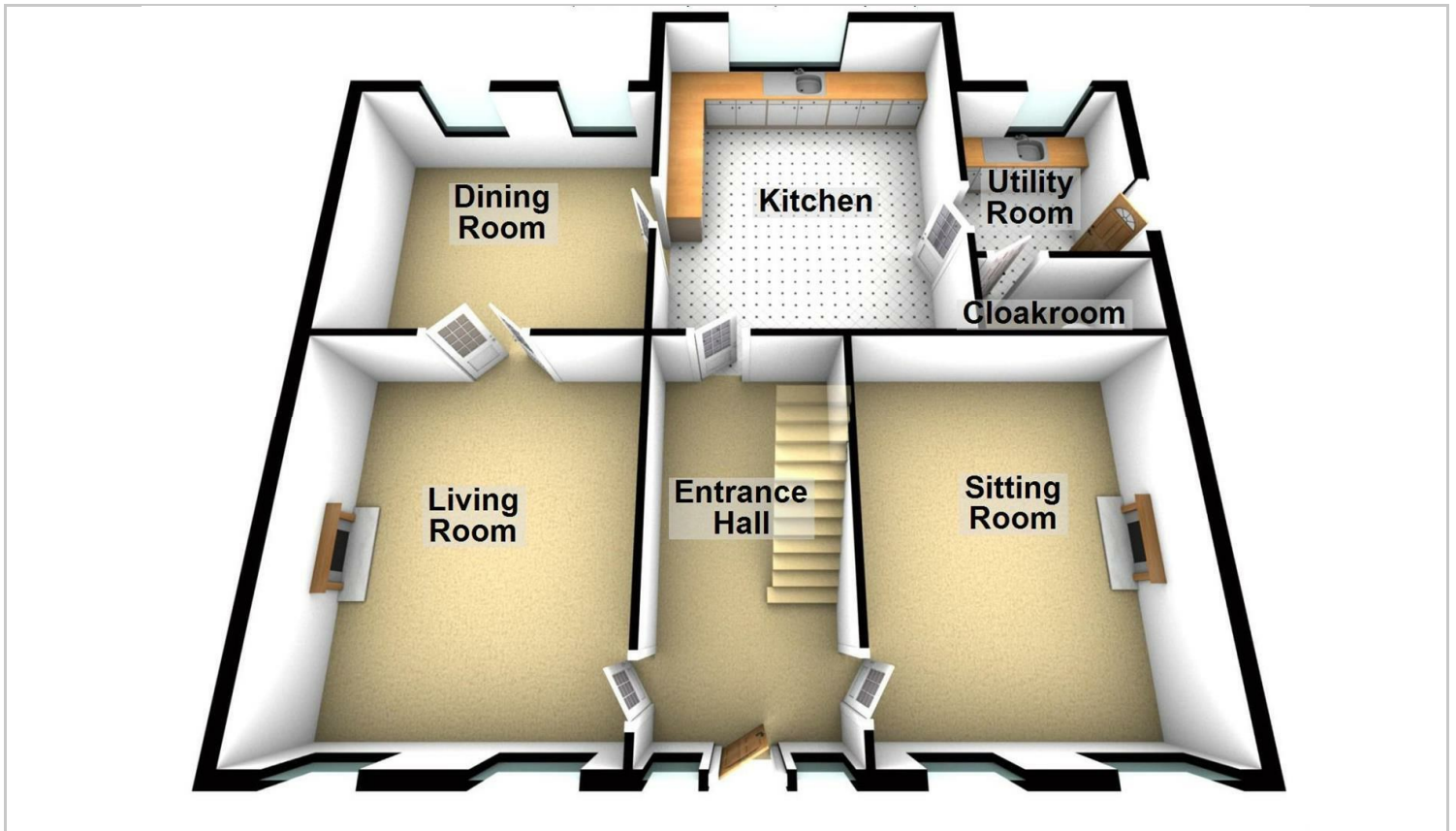


Energy Efficiency Graph

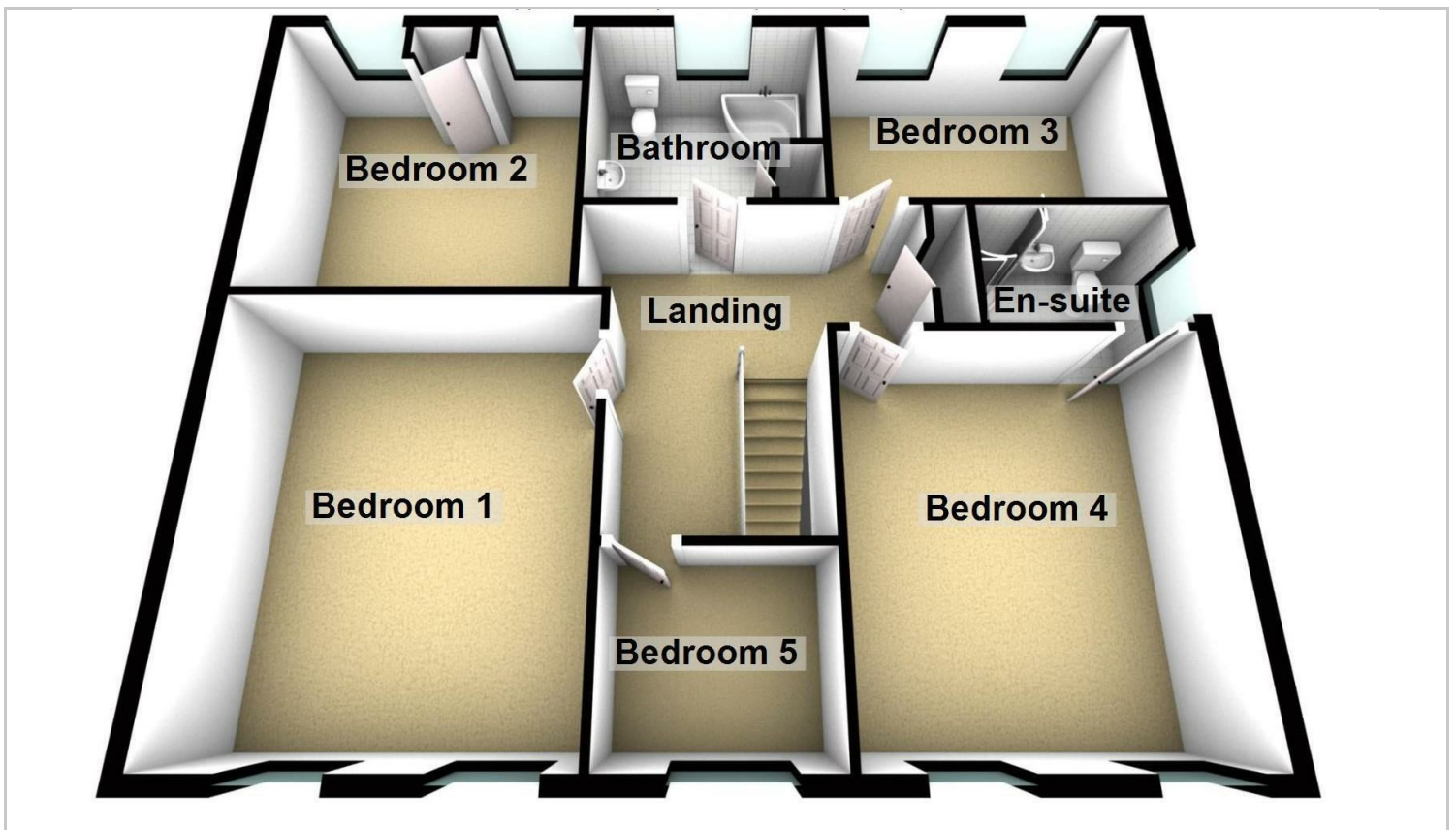




## Ground Floor Plan



## First Floor Plan



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