



## 108 Galgorm Road

Ballymena, BT42 1AE

Offers Around £485,000



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## GROUND FLOOR

### Entrance Porch

5'2" x 5'11" (1.60 x 1.82)

Original encaustic tiled flooring. 1/2 wall panelling.

### Entrance Hall

20'4" x 5'11" (6.20 x 1.82)

Original tiled flooring. Ceiling rose and coving. Understair cupboard.

### Living Room

19'2" x 17'8" (5.85 x 5.40)

Open fire with brick surround. Bay window. Ceiling rose and coving.

### Hall

9'1" x 20'4" (2.78 x 6.2)

Tiled flooring

### Sitting / Dining Room

17'3" x 20'0" (5.28 x 6.10)

Granite fireplace. Fitted bookshelves. Stained glass bay window. Ceiling rose and coving. Picture rail dado.

### Cloak

5'0" x 8'9" (1.53 x 2.67)

WHB. Wall panelling, Original encaustic tiled flooring.

### WC

5'0" x 4'11" (1.53 x 1.52)

WC.

### Kitchen / Family Dining

13'10" x 20'8" (4.22 x 6.32)

Solid wood, high and low units and dresser. Wine rack. Double stainless steel sink. Halogen hob and

hot plate with extractor hood over. Low level oven. Oil fired Esse range cooker. 1/2 wall panelling. Exposed ceiling beams. Space for large family dining table. Tiled flooring.

### Pantry

5'0" x 8'10" (1.53 x 2.70)

Shelving. Stainless steel sink. Plumbed for washing machine. Space for fridge/freezer.

### Day Room / Sunroom

19'2" x 16'1" (5.85 x 4.91)

Partially glazed roof. Tiled flooring. Double doors leading to rear.

## FIRST FLOOR

### Landing

9'1" x 36'2" (2.78 x 11.04)

Stained glass feature window.

### Bedroom 1 - Front

16'2" x 17'8" (4.93 x 5.41)

Period fireplace with daybed style seating. Built in robes. Ceiling rose and coving. Bay window with stained glass.

### Bedroom 2 - Side

16'5" x 10'2" (5.02 x 3.12)

Ceiling rose and coving. Square bay window.

### Principal Bedroom (3) - Side

13'4" x 14'5" (4.07 x 4.41)

Ceiling rose and coving

### Walk In Robe

4'11" x 5'2" (1.52 x 1.60)

### **En-suite**

8'0" x 5'2" (2.45 x 1.60)

LFWC and WHB. Quadrant shower. Heated towel rail. Laminate flooring. Tiled walls. Coving.

### **Family Bathroom**

9'8" x 9'6" (2.97 x 2.90)

WC and WHB. Free standing claw foot bath with telephone handle shower head. Bidet. Heated towel rail. Hot press cupboard. Ceiling panelling and 1/2 wall panelling.

### **Sitting Room / Bedroom 5 - Side**

13'10" x 10'2" (4.22 x 3.12)

Open fire. Juliet balcony. Coving. Currently set up as a study / studio but ideal for teenagers/granny annex

### **Bedroom 4 - Rear**

13'10" x 9'10" (4.22 x 3.01)

Vaulted ceiling. WHB.

## **EXTERNALS**

### **Coach House**

Ground Floor: Workshop with power and lighting. Double garage with double doors leading to rear

gardens and pergola and BBQ area.

First Floor: External spiral staircase with double doors to games room.

The Coach House could be modernised into additional living accommodation subject to obtaining relevant consents.

### **Courtyard**

Range of domestic outhouses including boiler house with recently fitted OFCH condensing boiler. Coal house. Outside WC and Potting shed. Log store. Gate with tarmacked parking area.

### **Rear Gardens**

Extensive rear landscaped gardens with Wisteria covered pergola seating and BBQ area, brick paved. Laid in lawns and box edged pathways. Feature pond and seating area.

NB: For the avoidance of doubt the garden ornaments and gardeners retreat hut are not included in the sale.



