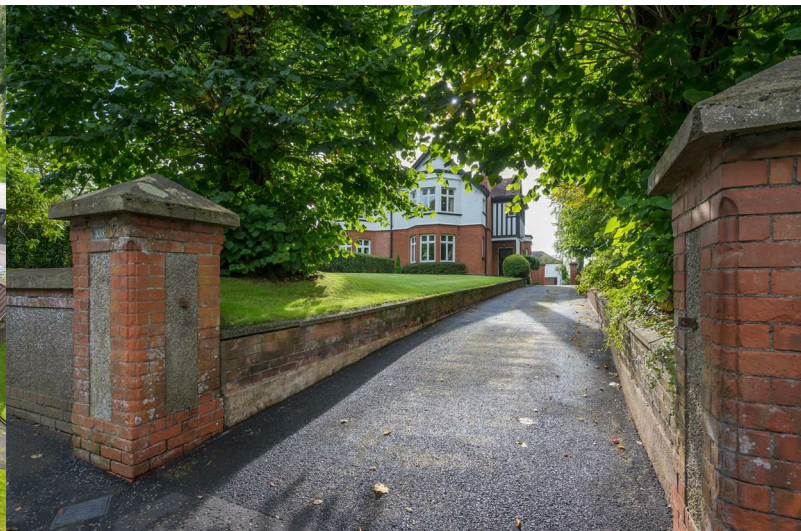




108 Galgorm Road

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.



Road Map



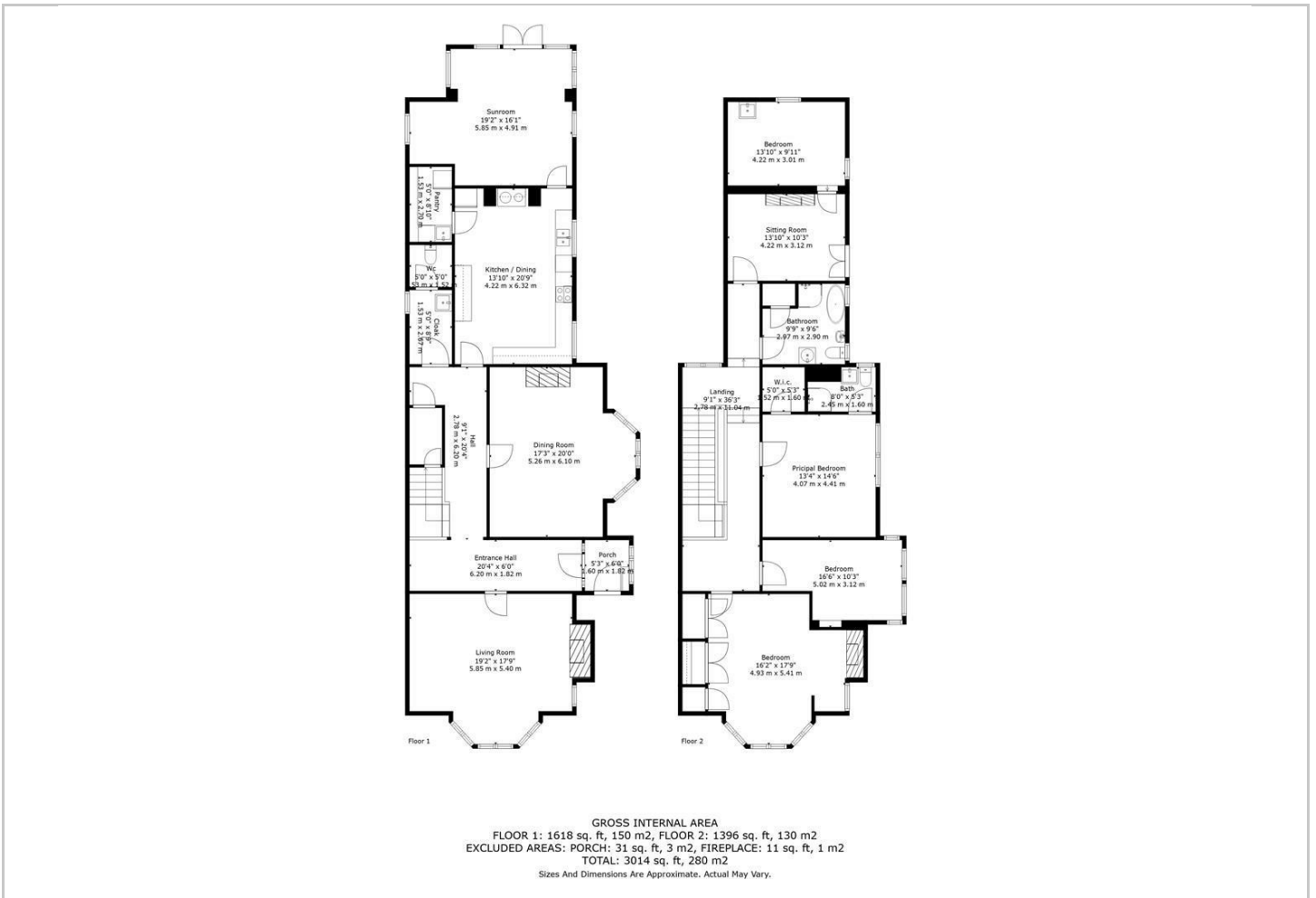
Hybrid Map



Terrain Map



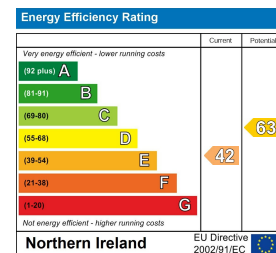
Floor Plan



Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.