



84 Dreen Road

Cullybackey, Ballymena, BT42 1EE

Offers Around £375,000



84 Dreen Road

Cullybackey, Ballymena, BT42 1EE

Offers Around £375,000



GROUND FLOOR

Storm Porch

Tiled flooring. Ceiling coving.

Entrance Hall

Under stair cupboard. Ceiling coving and rose. Laminate floor.

Living Room

15'7" x 12'8" (4.75 x 3.88)

Open fire. Feature wall panelling. Ceiling rose and coving. 2no. wall lights. Double doors leading to home office.

Home Office

10'9" x 12'8" (3.28 x 3.88)

Oak flooring. Ceiling rose and coving. Ideal for those who work from home or alternatively for additional entertaining space.

Cloakroom

6'8" x 3'6" (2.05 x 1.08)

Refitted LFWC and WHB. Tiled flooring.

Kitchen

11'8" x 14'8" (3.57 x 4.49)

Cream high and low level unit with granite worktops. Display cabinets. Central island with breakfast bar over hang. 1 1/2 bowl sink in island. Induction hob with glass extractor hood. Double eye level oven. Integrated dishwasher.

Dining Room

14'7" x 11'8" (4.47 x 3.56)

Open fire. Solid wood flooring. Ceiling rose and coving.

Sun Room

10'0" x 21'4" (3.07 x 6.51)

Multifuel stove within inglenook fireplace. Laminate flooring. Double doors leading to rear patio.

Utility Room

11'8" x 7'9" (3.57 x 2.37)

Low and high level units. Stainless steel sink. Eye level oven. Space for American style fridge / freezer. Plumbed for washing machine.

Studio

19'7" x 11'6" (5.99 x 3.53)

Installed 2024. Extensive high and low fitted units and central island. 2no. induction hobs. 2no. eye level ovens. Integrated fridge. Stainless steel sink and separate handwashing sink. Laminate flooring. Double doors leading to front of house. Electric roller door. Idea space for a multitude of home businesses. Separately zoned heating.

FIRST FLOOR

Landing

Walk in Hotpress cupboard.

Bedroom 1 - Front

14'2" x 12'8" (4.34 x 3.88)

Built in robes. Recessed lighting.

Bedroom 2 - Rear

12'1" x 12'8" (3.70 x 3.88)

Bedroom 3 - Front

12'8" x 11'7" (max) (3.87 x 3.55 (max))

Fitted mirrored robes.

En-suite Shower Room

2'11" x 11'7" (0.91 x 3.55)

WC and WHB. Shower. Chrome towel radiator.

Bedroom 4 / Study - Front

8'5" x 6'9" (2.57 x 2.08)

Family Bathroom

10'4" x 8'3" (3.16 x 2.54)

Refitted suite with large corner bath. LFWC and WHB. Large shower. Wall panelling and tiled flooring.

OUTSIDE

Extensive gardens to the front laid in lawns and

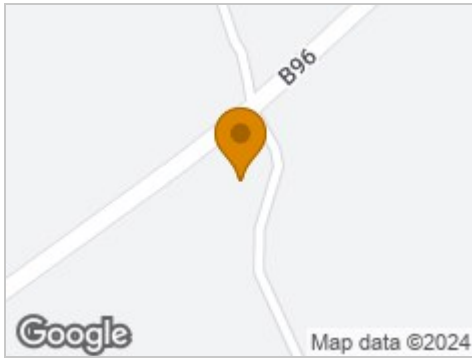
mature shrubs. Asphalted driveway and parking area. Power cable at entrance for electric gates. Steel garage with power. Fully enclosed and private rear gardens laid in lawns, patio and barked play area. Climbing frame. The property also has a right of way on side laneway which is beneficial for larger vehicle deliveries etc. The property is also connected to the mains sewage.

Steel Portal Shed

Steel Portal Shed providing additional storage or workshop space. Power & Lighting.



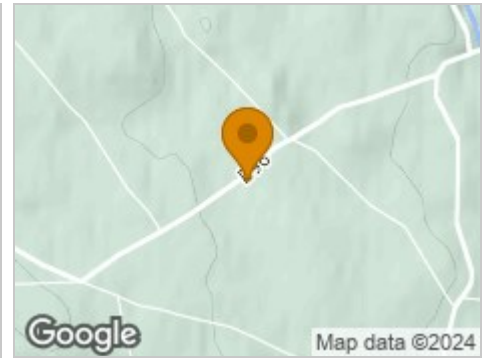
Road Map



Hybrid Map



Terrain Map



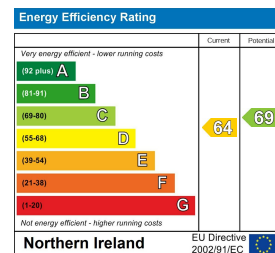
Floor Plan



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.