



## 6 Carclinty Road

Cullybackey, Ballymena, BT42 1PH

Asking Price £495,000



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Choice of flooring. Stairwell to first floor. Access to store.

#### LOUNGE 20'4" x 13'1" (6.2 x 4.0)

Choice of flooring. Focal point fireplace with wood burning stove in Inglenook style recess. Dual aspect windows.

#### OPEN PLAN KITCHEN/LIVING/DINING AREA 39'5" x 19'11" (12.035 x 6.085)

widest points. Choice of kitchen and flooring finishes. Bifold doors to patio area and gardens. Focal point fireplace to living area with Inglenook style recess.

#### REAR HALL/UTILITY ROOM 13'5" x 7'10" (4.1 x 2.4)

Choice of high and low level units and work surfaces. Space for appliances. Stainless steel sink unit. Service door to rear.

#### FURNISHED CLOAKROOM

Fitted two piece suite with vanity unit and WC.

#### INTEGRAL DOUBLE GARAGE 20'4" x 20'4" (6.2 x 6.2)

To be finished with electrically operated roller shutter door. Oil fired central heating boiler (pressurised system).

#### BEDROOM 2 13'5" x 13'1" (4.1 x 4.0)

#### EN-SUITE

Modern fitted three piece suite comprising shower cubicle, vanity unit and WC.

### FIRST FLOOR

#### LANDING

Access to hot press.

#### PRINCIPAL BEDROOM 15'4" x 13'1" (4.694 x 4.0)

#### EN-SUITE

Modern fitted three piece suite comprising shower cubicle, vanity unit and WC.

#### BEDROOM 3 15'4" x 13'1" (4.694 x 4.0)

#### BEDROOM 4 15'4" x 11'11" (4.694 x 3.65)

#### DELUXE FAMILY BATHROOM 9'4" x 7'10" (2.85 x 2.4)

Modern fitted four piece suite comprising panelled bath, shower cubicle, vanity unit and WC.

### EXTERNAL

Private driveway in decorative stone with entrance pillars.

Gardens front, side and rear in lawn with private paved patio area. South facing aspect.

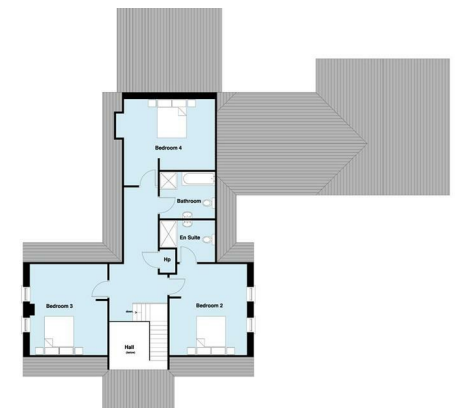
Countryside views to the rear.

Outside tap and lighting.

## Area Map



## Floor Plans



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.