



55 Drumskea Road

Ballymoney, BT53 7JD

Offers Over £399,000



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Accommodation

Ground Floor

Reception Hall

Oak open tread staircase to first floor. Recessed ceiling lights . Telephone point and wired for alarm..

Lounge

18'6" x 12'11" (5.66m x 3.96m)

Feature brick surround fireplace with slate hearth, wooden mantle , wood burning stove. Oak wooden floor.

Kitchen/ Dining Area

25'9" x 16'6" (7.87m x 5.05m)

Full range of high and low level Oak units with contrasting worktops. Rayburn oil fired range with oven , warming compartment and 2 hotplates, extractor fan, feature brick surround Oak Mantle , plumbed for American style fridge/freezer, Belfast sink unit with mixer taps, integrated dishwasher , wine rack , basket drawers . Breakfast bar with feature circular stainless steel sink unit with mixer taps, low level units and drawers. Under unit strip lighting. Oak dresser unit with glass display unit feature lighting. TV point. French doors leading to -

Sunroom

13'1" x 10'9" (4.01m x 3.28m)

Vaulted oak ceiling with recessed lighting . TV point. Tiled floor. French doors leading to rear garden . External feature lighting to sunroom soffits.

Bedroom 5

12'4" x 9'8" (3.76m x 2.95m)

Grey laminate floor. TV Point.

En suite

8'2" x 6'5" (2.51m x 1.98m)

White suite comprising - Shower cubicle with PVC panelling . Thermostatic shower. WC , Wash Hand basin , Extractor fan , Tiled walls, tiled floor .

Study

10'4" x 6'3" (3.15m x 1.91)

Tiled floor . Built in shelving units.

Rear Porch

Tiled floor. Recessed ceiling lights.

Utility Room

9'1" x 6'0" (2.77m x 1.83m)

Full range of high and low level units , plumbed for washing machine. Housing for tumble dryer. Housing and wired for Gas cooker. Extractor fan . Tiled floor.

First floor

Spacious landing area - Wood laminate flooring , access to roofspace via slingsby type ladder

Bedroom 1

16'7" x 10'5" (5.08m x 3.2m)

Built in wardrobes.

Door leading through to Jack and Jill En-suite

En-Suite

comprising - Fully enclosed shower cubicle with pvc panelling. Thermostatic shower. WC . Wash hand basin. Part tiled walls. Tiled floor.

Bedroom 2

16'9" x 10'5" (5.13m x 3.2m)

Range of fitted wardrobes. Grey laminate wooden floor. Door leading to Jack & Jill En-suite

Bedroom 3

16'6" x 12'11" (5.05m x 3.96m)

Range of fitted bedroom furniture. Grey laminate wooden flooring.

Bedroom 4

16'7" x 12'4" (5.08m x 3.76m)

Fitted bedroom furniture.

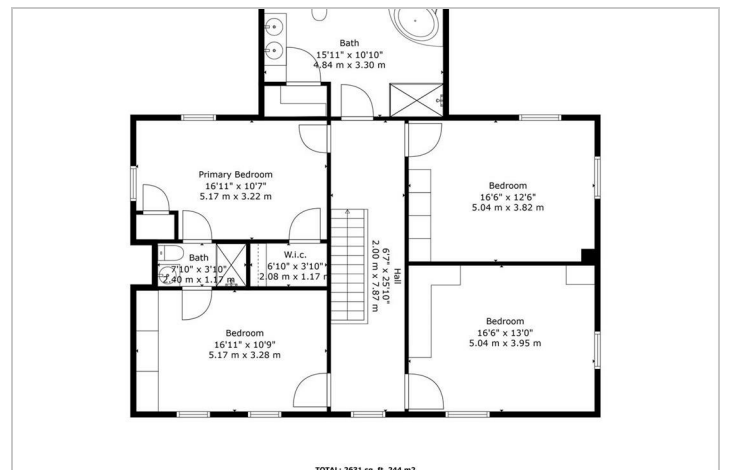
Bathroom

15'8" x 11'1" (4.8m x 3.38m)

White suite comprising - Corner bath with telephone hand shower attachment. Tiled walls. Shower cubicle with feature sliding door. WC . Twin wash hand basin . Mirror with feature lighting. Shelved hotpress.

External

Extensive stoned driveway with ample parking. Enclosed with stone wall with feature pillars . Entrance gates.



Road Map



Hybrid Map



Terrain Map



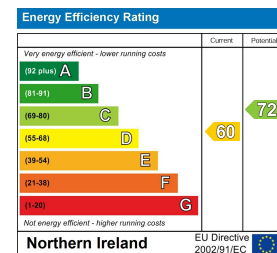
Floor Plan



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



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