

1 Grove Manor, Ballymena, BT43 6EJ



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Welcome to Grove Manor just off the Grove Road on the outskirts of Ballymena! This stunning detached bungalow offers a spacious and comfortable living space for you and your family. With 2 reception rooms, 4 bedrooms, an ensuite shower room and family bathroom, there is plenty of room for everyone to relax and unwind.

Spanning across 1,306 sq ft, this property boasts ample space for all your needs. The two reception rooms provide versatile areas for entertaining guests or simply enjoying quiet evenings with your loved ones. The four bedrooms offer privacy and comfort, ensuring everyone has their own personal retreat within the home.

One of the standout features of this property is the parking space available for up to 5 vehicles. Say goodbye to the hassle of searching for parking - you and your guests can park conveniently right at your doorstep.

Located in the picturesque Grove Manor, this property offers a peaceful and serene environment to call home. Whether you're looking to enjoy the tranquillity of the countryside or the convenience of nearby amenities, this bungalow provides the best of both worlds.

Don't miss out on the opportunity to make this charming property your own. Contact us today to arrange a viewing and take the first step towards your dream home in Ballymena.

Early viewing strongly recommended.

FEATURES

- Spacious entrance hall with cloaks cupboard and access to two attics
- Living room 17'11 x 15'9 with bay window and open fire with feature surround / Access to Dining room 11'5 x 10'5
- Kitchen with informal dining / Full range of light oak "Shaker" style high and low level units / Integrated double oven, hob, fridge and dishwasher
- Utility room with range of matching light oak units / Plumbed for washing machine and space for dryer
- Four well proportioned bedrooms / Master with ensuite and three with full range of built-in bedroom furniture
- Bathroom with white suite comprising panel bath and separate fully tiled shower cubicle with electric shower unit
- Pavier brick side by side parking for two cars / Access to Detached Garage with electrically operated sectional up and over door
- Roller shutter door to fully paved Inner Courtyard / Two timber sheds and open fronted shed
- Powder coated aluminium double glazed windows / Oil-fired central heating / Security alarm / PVC fascia and soffits
- Large corner site with extensive well maintained mature gardens to front, side and rear

ACCOMMODATION

Composite entrance door with double glazed and leaded glass units and matching sidelights to;

SPACIOUS ENTRANCE HALL

Cloaks cupboard with hanging space and shelving. Access to two lofts. Single radiator.

LIVING ROOM 17'11 x 15'9 (5.46m x 4.80m)

(into bay window) Open fire with ornate mahogany surround, marble inset and hearth. Corniced ceiling. Two single radiators.



DINING ROOM 11'5 x 10'5 (3.48m x 3.18m)

Corniced ceiling. Single radiator.



KITCHEN WITH INFORMAL DINING 11'4 x 10'5 (3.45m x 3.18m)

Full range of light oak "Shaker" style high and low level units with "magic corner unit", "button" style handles and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit with mixer taps and waste disposal unit. Integrated four ring halogen hob with overhead extractor. Mid-level double oven and grill. Integrated fridge. Semi-integrated dishwasher. Pull-out ironing board. Part tiled walls to work surfaces. Single radiator.



UTILITY 5'9 x 5'5 (1.75m x 1.65m)

Matching light oak high and low level units with "button" style handles and contrasting work surfaces. Single drainer stainless steel sink unit and mixer taps. Plumbed for washing machine and space for tumble dryer. Part tiled walls to work surfaces. Single radiator. Hardwood double glazed door to rear.

BEDROOM 1 14'4 x 11'1 (4.37m x 3.38m)

Full range of built-in bedroom furniture comprising six wardrobes, overhead lockers, bedside drawer cabinets and open glass shelving. Corniced ceiling and centre rose. Single radiator.



BEDROOM 2 12'4 x 11'10 (3.76m x 3.61m)

into full wall of built-in wardrobes (three with part mirrored doors). Matching bed head and bedside drawer sets. Single radiator.



ENSUITE 5'10 x 5'9 (1.78m x 1.75m)

White suite comprising low flush W/C and wash hand basin in vanity with storage below. Fully tiled corner quadrant shower cubicle with "Mira Sprint" electric shower unit. Sliding glazed door. Extractor fan. Half tiled walls.



BEDROOM 3 12' x 10'1 (3.66m x 3.07m)

(max) PVC double glazed French doors to rear garden. Double radiator.



BEDROOM 4 10'8 x 8'5 (3.25m x 2.57m)

into full wall of built-in wardrobes (two with part mirrored doors). Matching bed head and bedside drawer sets. Single radiator.



BATHROOM 9'9 x 8'6 (2.97m x 2.59m)

White suite comprising panel bath with tiled splash back. Low flush W/C, bidet and wash hand basin in vanity unit with mixer taps and storage below. Fully tiled corner quadrant shower cubicle with "Redring" electric shower unit and sliding cubicle doors. Half tiled walls. Over door wall mounted blow heater. Single radiator.



OUTSIDE

Pavier brick side by side parking for two cars with access to detached garage. Roller shutter door to enclosed and fully paved courtyard.

DETACHED GARAGE 16'8 x 10'5 (5.08m x 3.18m)

into built-in wall of storage. Electrically operated sectional up and over door. Power and light. Enclosed oil-fired boiler. PVC door to courtyard.

COURTYARD

Fully paved with parking for up to two cars. Enclosed PVC oil tank. Access to timber shed. Outside tap. Open fronted shed with PVC outer frame and timber inner. Access to timber shed with corrugated tin roof and PVC clad outer.

Gardens to front and side in neat lawn, low level fencing and range of shrubs. Timber pedestrian gate to; Enclosed rear garden in neat lawn, paved pathway and patio to timber "Summer House". Mature specimen trees and shrubs. Timber fencing.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland	EU Directive 2002/91/EC		



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