



117 Garvaghy Road

Cullybackey, Ballymena, BT42 1EN

Offers Around £315,000



117 Garvaghy Road

Cullybackey, Ballymena, BT42 1EN

Offers Around £315,000



GROUND FLOOR

Entrance Hall

Tiled flooring.

Living Room

16'0" x 12'0" (4.88 x 3.68)

Open fire with period inset and oak surround.
Laminate flooring.

Kitchen / Dining

11'1" x 16'8" (3.38 x 5.10)

Oak high and low level units with display cabinets and down lighters. 1 1/2 bowl sink. Granite worktops and upstands. Space for range cooker within inglenook. Integrated dishwasher. Space for American style fridge freezer. Space for large family dining table. Tiled flooring.

Utility Room

10'4" x 7'6" (3.17 x 2.29)

High and low level units, Stainless steel sink. Plumbed for washing machine. Back door. Tiled flooring.

Cloak Room

3'2" x 7'5" (0.98 x 2.27)

LFWC and WHB. Tiled flooring.

Lounge

10'0" x 15'7" (3.07 x 4.77)

Double patio doors to rear gardens. Laminate flooring.

Family Bathroom

7'4" x 10'9" (2.26 x 3.30)

HFWC and WHB, Free standing claw foot bath. 1/2 wall panelling. Tiled flooring.

Bedroom 1 - Front

11'8" x 10'9" (3.58 x 3.30)

Laminate flooring.

Bedroom 2 - Front

11'8" x 9'5" (3.58 x 2.88)

Laminate flooring.

FIRST FLOOR

Landing. Large store cupboard.

Bathroom

5'10" x 12'0" (1.78 x 3.68)

Bath. LFWC and WHB. Quadrant shower. Tiled flooring.

Bedroom 3 - Side

19'5" x 11'5" (5.92 x 3.49)

Built in cupboard. Laminate flooring. Eave storage.

Bedroom 4 - Side

20'7" x 13'4" (6.29 x 4.08)

Fitted slide robes. Laminate flooring and eave storage.

OUTSIDE

Gardens to front laid in lawns and rear lawns and yardage.

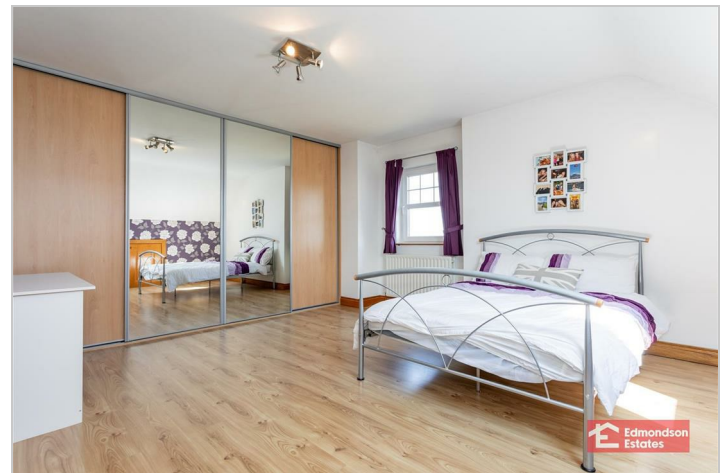
Detached Double Garages

19'8" x 25'11" (6 x 7.9)

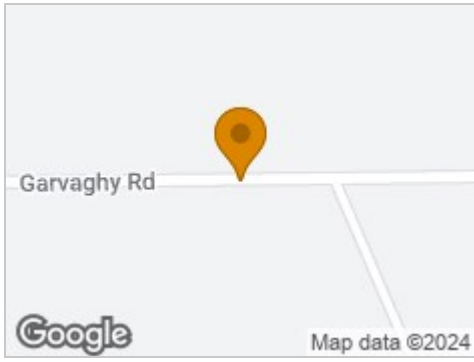
Double doors and side pedestrian door. Power and lighting.

Stables / Tack Room

2No. Stables and Separate Tack Room. Concrete hardstanding and area to front laid in lawns.



Road Map



Hybrid Map



Terrain Map



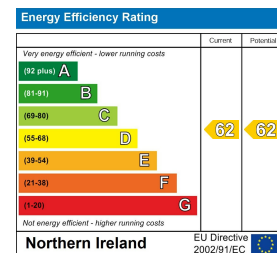
Floor Plan



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. Edmondson Estates have not tested any services, equipment, or facilities within the premises and will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.