



92 Rosses Farm

Ballymena, BT42 2SH

Offers Around £285,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood double glazed front door with matching side screens. Wood laminate floor covering. Stairwell to first floor. Alarm panel.

WC

Fitted 2 piece suite comprising pedestal wash hand basin and WC. Tiled floor.

LOUNGE

15'3 x 13'8 (4.65m x 4.17m)

Bow bay window. Focal point gas fire with composite surround on granite hearth. Wood laminate floor covering. Hardwood double doors to dining room.

DINING ROOM

11'6 x 11'6 (3.51m x 3.51m)

Tiled floor. Open to sunroom.

SUNROOM

13'0 x 12'11 (3.96m x 3.94m)

PVC French doors to rear garden. Exposed brick feature walls. Tiled floor.

KITCHEN

14'9 x 11'5 (4.50m x 3.48m)

Modern fitted kitchen with high and low level storage units with contrasting work surfaces. Integrated cooker with extract fan over. Freestanding fridge freezer and dishwasher. Breakfast bar area. Stainless steel sink. Open to family room. Part tiled walls and tiled floor continuing into family room.

FAMILY ROOM

12'9 x 12'0 (3.89m x 3.66m)

Wall mounted electric fire.

UTILITY ROOM

8'10 x 7'8 (2.69m x 2.34m)

Matching high and low level storage units and work surface. Stainless steel sink unit. Space for washing machine and tumble dryer. Tiled floor. Service door to integral garage.

INTEGRAL GARAGE

16'6 x 12'10 (5.03m x 3.91m)

Electric roller shutter door. Separate service door. Oil fired central heating boiler (installed 2023). Concrete floor.

FIRST FLOOR

LANDING

Access to roof space and hotpress.

PRINCIPAL BEDROOM

Dual aspect windows. Wood laminate floor covering.

WALK-IN WARDROBE

Wood laminate floor covering. Wall to wall fitted wardrobes in mirrored sliding doors.

EN-SUITE

Modern fitted three piece suite comprising shower cubicle with electric shower over, pedestal wash hand basin and WC. Velux window. Fully tiled walls to shower and tiled floor.

BEDROOM 2

13'4 x 11'6 (4.06m x 3.51m)

Wood laminate floor covering.

BEDROOM 3

13'5 x 11'1 (4.09m x 3.38m)

Wood laminate floor covering.

BEDROOM 4

10'8 x 8'2 (3.25m x 2.49m)

Wood laminate floor covering.

FAMILY BATHROOM

Fitted four piece suite comprising panelled corner bath, shower cubicle with electric shower over, pedestal wash hand basin and WC. Fully tiled walls to shower and tiled floor.

EXTERNAL

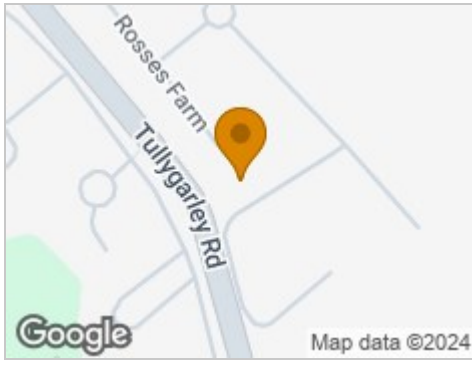
Front garden in lawn.

Private driveway in brick pavior.
Enclosed rear garden in lawn with twin paved patio area.

Timber shed. Outside tap and lighting.
PVC fascia, soffits and rainwater goods.



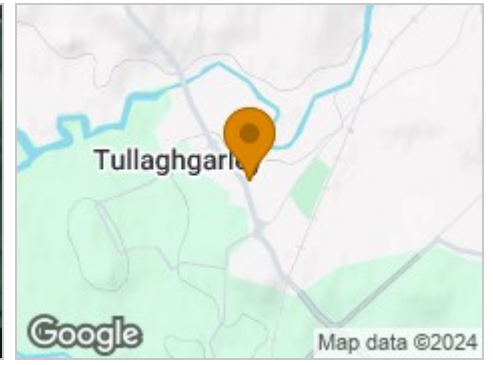
Road Map



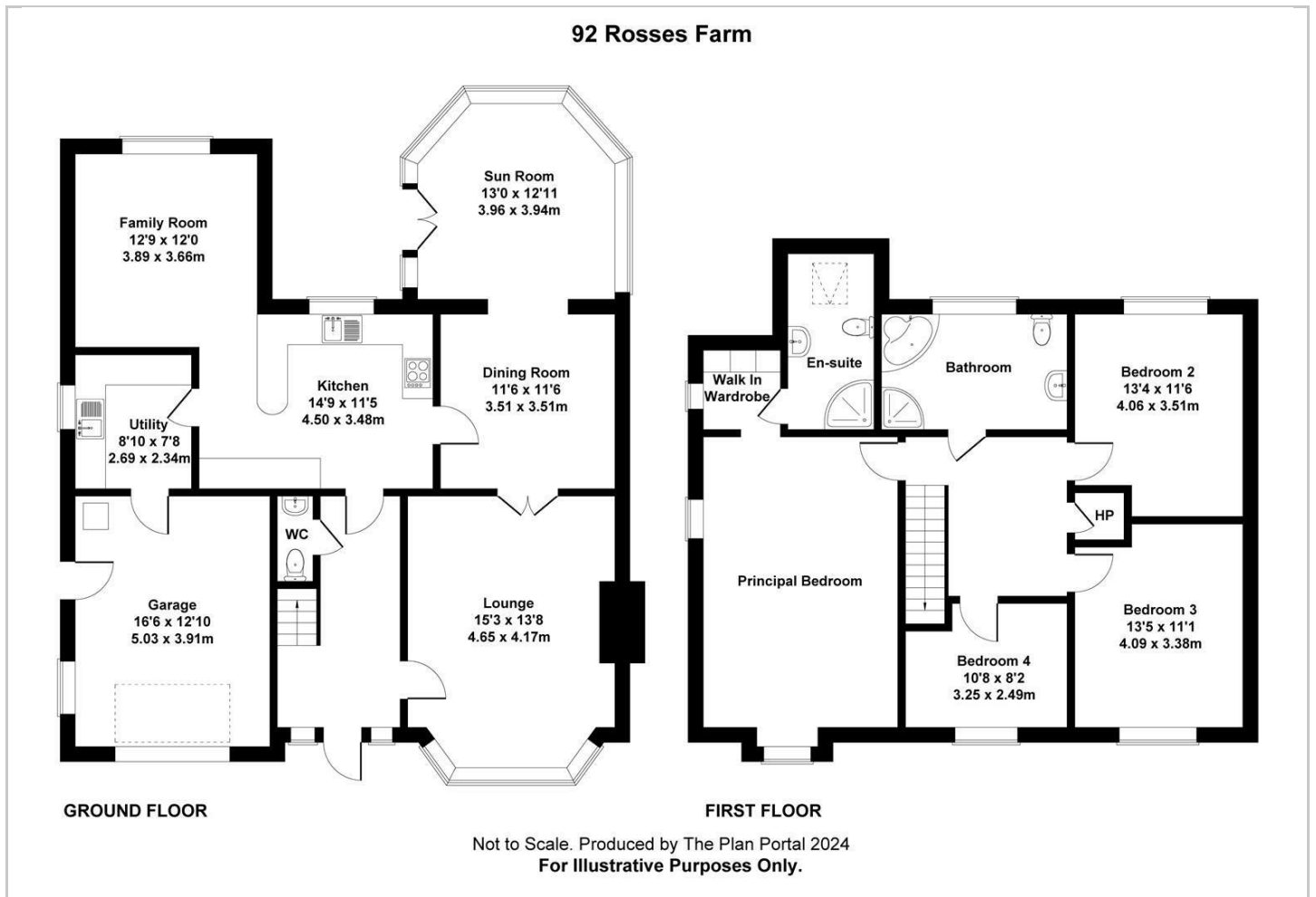
Hybrid Map



Terrain Map



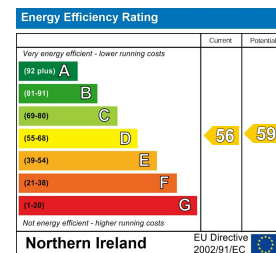
Floor Plan



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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