

66 Tildarg Road, Kells, BT42 3NY



PRICE Offers Over £368,500

Positioned on a mature elevated site extending to circa 0.8 acres, enjoying far reaching views over the surrounding countryside, towards the Sperrin Mountains and Tardree. This impressive detached 5 bedroom family home extends to circa 2700 sq ft including a detached double garage with floored loft area. Beautifully presented throughout with a high level of specification and finish incorporating a beam vacuum system, underfloor heating on the ground floor and a farmhouse style kitchen with utility room. Perfect for the buyer searching for a home in an unspoilt rural location within a 10 minute drive of Ballyclare and Ballymena.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

- **Impressive Detached Family Home**
 - **5 Bedrooms/ 3+ Receptions**
- **Far Reaching Views Over Surrounding Countryside**
 - **Farmhouse Style Oak Kitchen**
- **Luxury En Suite/ Deluxe Family Bathroom/ Modern Shower Room**
 - **Site Area Extending To Circa 0.8 Acre**
 - **Detached Double Garage With Floored Loft**
 - **Beam Vacuum System/ Underfloor Heating On Ground Floor**
- **PVC Double Glazed Windows/ Oil Fired Central Heating (New Boiler)**
 - **Utility Room/ Ground Floor Cloakroom**



ACCOMMODATION

GROUND FLOOR

Golden oak PVC front door into:-

SPACIOUS WELL PRESENTED RECEPTION STYLE HALLWAY 26'6"x 15'6"

Approx. Polished porcelain tiled floor. Twin French doors into:-



LOUNGE 19'6" x 15'8"

Attractive horseshoe style cast iron fireplace with Italian marble surround and matching hearth with granite inset. Quality exposed hardwood flooring. Dual window aspect. Corniced ceiling.



FARMHOUSE STYLE OAK FITTED KITCHEN 20'3" x 15'6"

Equipped with a comprehensive range of high and low level fitted units with contrasting granite work surfaces. Single drainer stainless steel sink unit with mixer tap. Integrated dishwasher. Space for freestanding range style cooker with tiled splashback. Housing for freestanding American style fridge/ freezer. Twin glass display cabinets. Tiled floor.



UTILITY ROOM 8'3" x 5'8"

Fitted with a range of high and low level units. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. PVC double glazed door to terrace/ patio area.

CLOAKROOM

With low flush w.c.

FAMILY ROOM 15'6" x 11'3"

Twin PVC double glazed French doors to terrace/ patio area. Dual window aspect.



BEDROOM 1 12'9" x 12'3"

Fitted wall to wall mirrored sliderobes. Dual window aspect.

MODERN EN SUITE

Comprising button flush w.c, modern vanity unit and shower enclosure. Complementary wall tiling. Tiled floor.

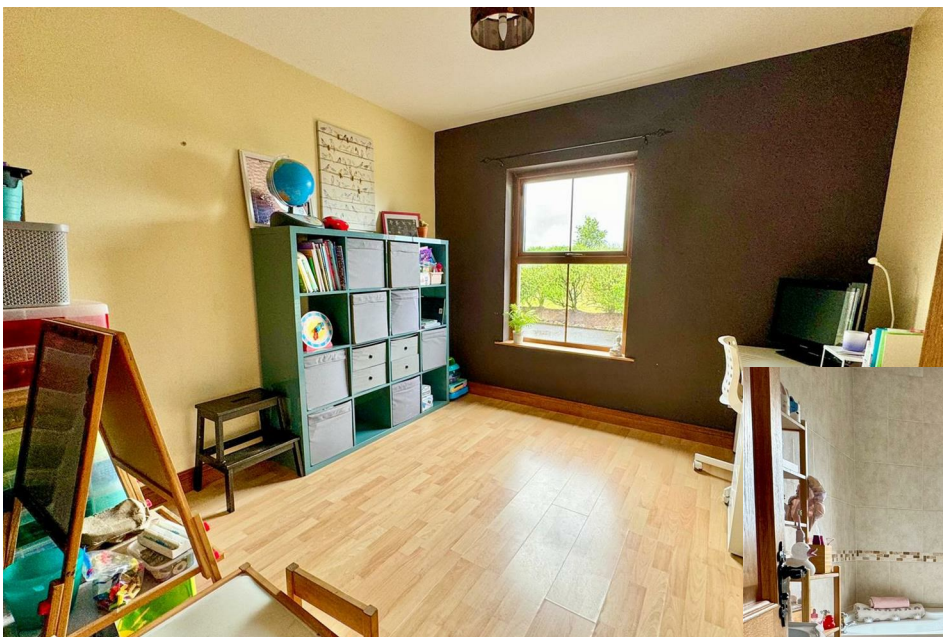


LIVING ROOM/ BEDROOM 6 (IF REQUIRED) 10'8" x 10'4"

Presently used as home office.

MODERN FOUR PIECE FAMILY BATHROOM

Comprising low flush w.c, jacuzzi style bath, pedestal wash hand basin and separate shower enclosure. Fully tiled walls. Tiled floor.



BEDROOM 2 10'3" x 10'3"

Laminate flooring. Built in double sliderobe.

BEDROOM 3 14'6" x 10'6"

Dual window aspect. Laminate flooring.



GALLERY STYLE LANDING

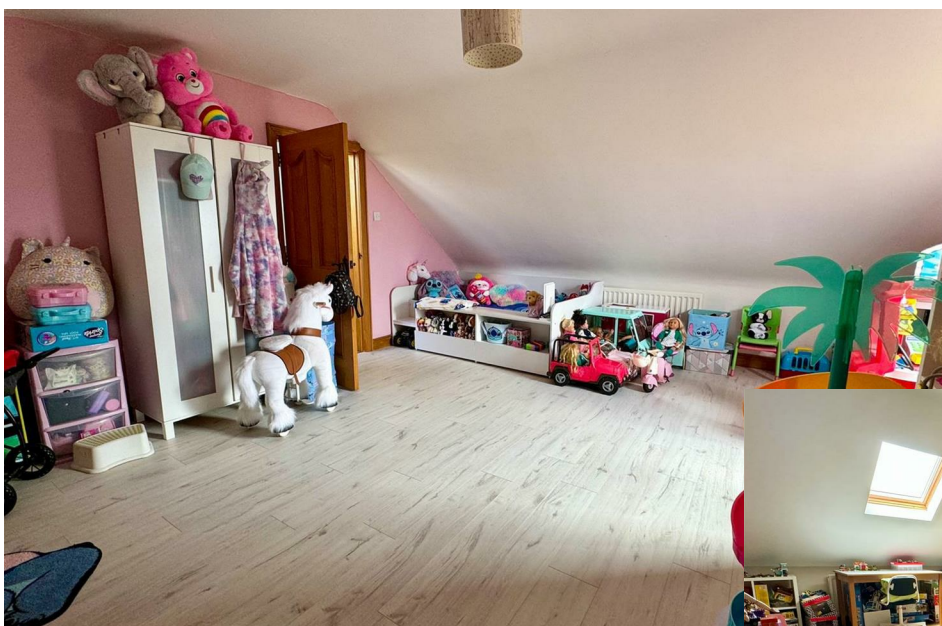
Access to hot press. Recently installed pressurised water tank.

BEDROOM 4 18'6" x 15'6"

At max. Laminate flooring. White wash effect laminate flooring.

BEDROOM 5 18'6" x 15'6"

At max. Laminate flooring. Skylight.



MODERN SHOWER ROOM

Comprising pedestal wash hand basin with monobloc tap, button flush w.c. and shower enclosure. Fully tiled walls. Velux window.



OUTSIDE

Site area extending to circa 0.8 acre.

Accessed via twin pillars to extensive parking forecourt. Suitable for a variety of vehicles.

DETACHED DOUBLE GARAGE 28'6" x 20'6"

Roller shutter door. Fitted twin kitchen units with single drainer sink unit. Low flush w.c. Oil fired boiler and beam vacuum unit.

Stairs to floored loft area. Subdivided into two rooms. Perfect for gym/ games room/ office etc.

ROOM 1 18'10" x 14'4"

ROOM 2 14'3" x 11'9"

Velux window.

Mature gardens to side and front in lawn stocked with a variety of shrubs, plants and trees.

Private enclosed terrace area perfect for family barbeques etc.

Far reaching views extending over gardens and surrounding countryside.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.

 **The Mortgage Shop**
 You Talk. We Listen.
 T: 028 9318 0002
 Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

PRS Property Redress Scheme