



20 Eglisch Road, Ballymena, BT43 7LN

Offers in the region of £500,000



Completed in 2021 and finished to an excellent standard, this modern, spacious four bedroom detached house offers family size accommodation in pleasant country surroundings. Accessed via a private laneway, shared with just one other residential property, the home enjoys the peace and quiet offered by countryside living, without being isolated.

Enjoying a site of circa 0.4 acres with views onto agricultural fields to the rear, the property offers potential purchasers an excellent degree of privacy.

Complete with double detached garage (itself with first floor loft accommodation), landscaped gardens and patio, this is an impressive and attractive country residence.

Boasting a high energy efficiency rating of B(84), and located within easy reach of the award winning village of Broughshane, this exceptional home is likely to be popular from the outset, and early viewing is recommended to avoid disappointment.

Property Features

- Grand entrance hall with central staircase to the first floor
- Four spacious formal reception rooms, plus ground floor study
- Large open plan kitchen/dining area with utility room off
- Four well proportioned first floor bedrooms (master with ensuite)
- Family bathroom fitted with a contemporary suite
- Oil fired heating system
- PVC Double glazed external doors and windows. (Composite front door)
- Detached double garage with first floor loft accommodation
- Set on a site of circa 0.4 acres of landscaped gardens
- High energy efficiency rating of B(84)

Accommodation

(Dimensions and Areas are approximate)

Ground Floor

Please note, the vendors may consider selling the furniture along with the property, under separate negotiation.

Entrance Hall 19'6" x 12'8" (5.96 x 3.88)

Composite front door with PVC side lights. Contemporary wall paneling. High quality wood effect vinyl flooring. Stairs to the first floor, with under stair storage below. Recessed ceiling lighting.

Living Room 15'1" x 14'7" (4.61 x 4.47)

Inset multi fuel stove set on a polished granite hearth. High quality wood effect vinyl flooring

Family/Play Room 14'7" x 13'8" (4.47 x 4.17)

Vaulted ceiling. High quality wood effect vinyl flooring. Double doors from the Living Room with a single door to the Kitchen/Dining Area.

Lounge 15'2" x 14'7" (4.63 x 4.47)

Contemporary Adam style fireplace surround with a polished granite hearth. Contemporary wall paneling. High quality wood effect vinyl flooring.

Sun Room 14'7" x 13'8" (4.47 x 4.17)

Vaulted ceiling. High quality wood effect vinyl flooring. Double patio doors opening to the rear.

Study 9'10" x 8'4" (3.02 x 2.56)

High quality wood effect vinyl flooring.

Cloak Room 5'10" x 3'6" (1.8 x 1.08)

Fitted with a wash hand basin and LFWC. High quality wood effect vinyl flooring



Kitchen/Dining Area

Fitted with a range of contemporary shaker style eye and low level units. Laminate work surfaces with matching upstands and under lighting over. Integrated oven and hob with a stainless steel extractor canopy over. Integrated fridge/freezer and dishwasher. Centre island with a breakfast bar and low level storage. Contemporary wall paneling. Recessed ceiling lighting. Dining area with double patio doors opening to the rear. High quality wood effect vinyl flooring.

Utility Room 8'1" x 8'4" (2.48 x 2.56)

Fitted to match the kitchen with a range of eye and low level units. Laminate work surfaces with matching upstands. Stainless steel sink. Plumbed for washing machine with space for a tumble dryer. PVC back door.

First Floor

Landing 8'1" x 8'4" (2.48 x 2.56)

Walk in hot press.

Bedroom 1 15'1" x 14'7" (4.62 x 4.47)

En-Suite

En-Suite 6'9" x 6'1" (2.06 x 1.87)

Fitted with a contemporary suite including a shower cubicle with a conventional and rain shower shower heads, wash hand basin with vanity unit, LFWC and heated towel rail. Vanity mirror with a touch activated light. Wood effect tile flooring. Recessed ceiling lighting.

Bedroom 2 14'7" x 15'3" (4.46 x 4.65)

Bedroom 3 15'1" x 12'4" (4.62 x 3.78)

Bedroom 4 18'5" x 12'4" (5.62 x 3.78)

Bathroom 9'5" x 8'4" (2.88 x 2.56)

Fitted with a luxury bathroom suite including a free standing bath, shower cubicle with conventional and rain shower heads, wash hand basin with vanity unit and LFWC. Mirror with a touch activated light. Recessed ceiling lighting. Heated towel rail. Tiled floor.

Outside

Double Garage 23'3" x 20'11" (7.09 x 6.39)

Double roller doors (both automatic). Pedestrian door to the side. Hallway with stairs leading to the first floor.

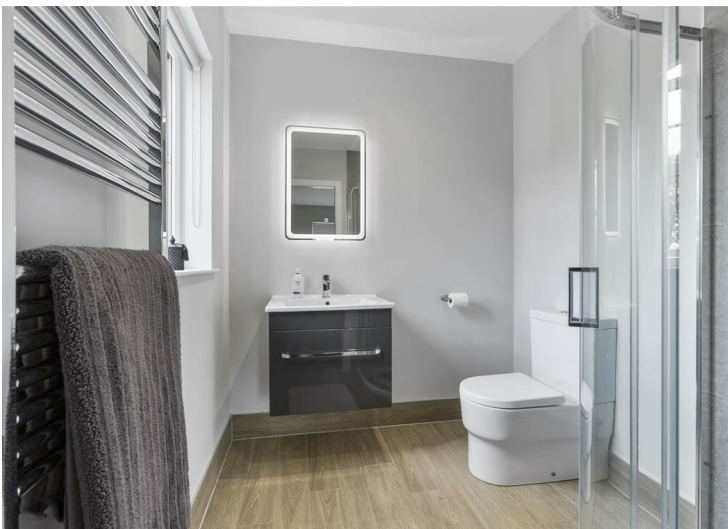
First Floor Loft Store 26'6" x 21'1" (8.1 x 6.44)

Accessed via an internal staircase and currently utilised as a home gym, this space would be suitable for a wide range of uses (office/games room etc). Lights and power.

Gardens

Enjoying a site of circa 0.4 acres, the home is surrounded by gardens, laid in lawn, with a gravel driveway offering ample space for parking. The site is enclosed by mature hedging and wooden fencing, with gated access to the driveway.



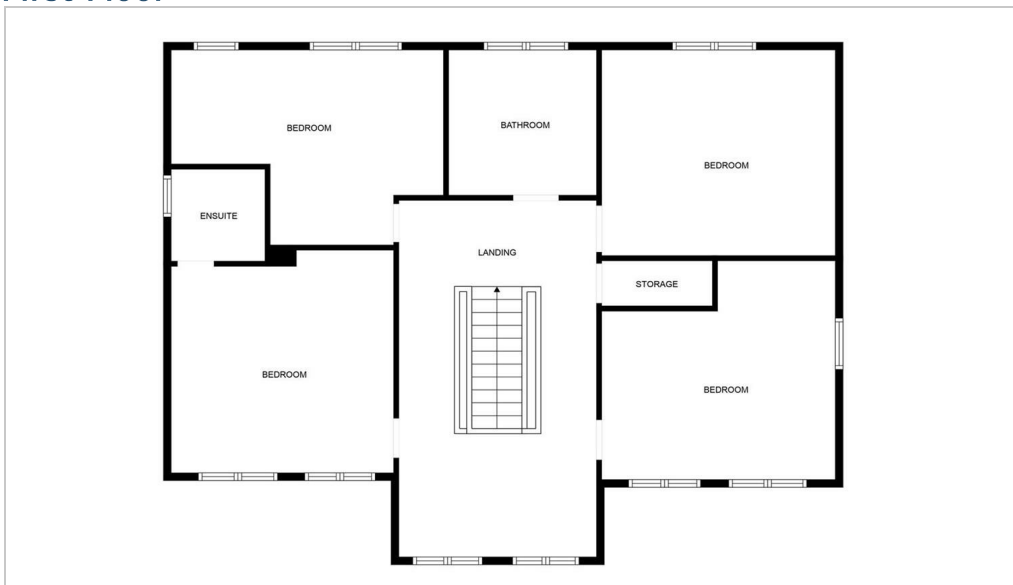




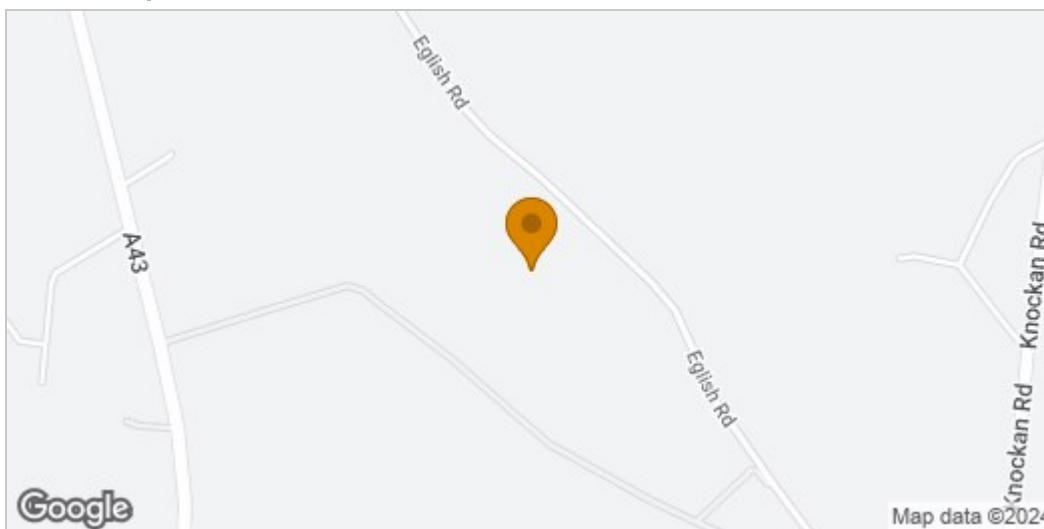
Ground Floor



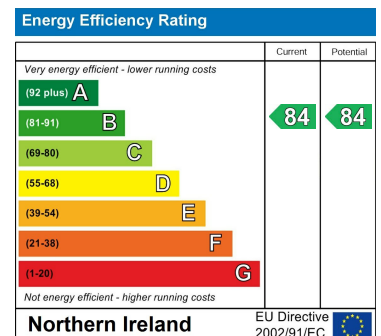
First Floor



Area Map



Energy Efficiency Graph



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