



## 79 Carnearney Road

Ahoghill, Ballymena, BT42 2PN

Offers Over £475,000





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## GROUND FLOOR

### Entrance Porch

Double doors leading to hallway. Tiled floor. Alarm system

### Lounge

22'6" x 13'4" (6.87 x 4.06)

Granite fireplace with gas fire insert. Double doors leading to rear patio.

### Living Room

22'7" x 13'4" (6.88 x 4.06)

Multi fuel stove within a brick inglenook fireplace. Double doors leading from the hall way and double doors leading to Kitchen/Dining. Solid oak flooring.

### Hallway

Solid Oak Staircase . Tiled floor. Thermostatic controls for heating.

### Study

5'11" x 9'2" (1.80 x 2.79)

Study with open and enclosed shelving.

### Kitchen/Dining

26'2" x 17'11" (7.97 x 5.45)

Fitted with solid oak high and low level units, central island. Dresser with plate racks and display cabinet. Solid granite worktops. Space for large multi fuel range cooker within inglenook recess. Belfast sink with mixer tap. Integrated fridge/freezer and dishwasher. Tiled floor. Spacious family dining area with pendant lights over dining table. Tiled floor.

### Back Hall

Back door.

## Utility Room

10'9" x 11'5" (3.28 x 3.47)

Fitted with high and low wall units. Stainless steel sink. Plumbed for washing machine and space for tumble dryer.

## Cloakroom

6'2" x 3'10" (1.89 x 1.16)

WC and WHB.

## FIRST FLOOR

Spacious landing with feature window over looking the front gardens and surrounding countryside.

### Bedroom 1 - Front

14'4" x 13'4" (4.37 x 4.06)

Laminate floor. Thermostatic controls for heating.

### Dressing Room

7'11" x 6'5" (2.41 x 1.95)

Fitted slide robes and shelving.

### En-suite Shower Room

7'11" x 6'6" (2.41 x 1.97)

Newly fitted en-suite with LFWC, WHB and Shower. Matt grey towel radiator.

### Bedroom 2 - Front

11'1" x 13'4" (3.38 x 4.06)

Laminate floor.

### Bedroom 3 - Side

11'2" x 13'4" (3.40 x 4.06)

Laminate floor.

### Family Bathroom

12'9" x 11'0" (3.88 x 3.36)

Contemporary style suite with large free standing bath, LFWC and WHB. Large shower unit. Chrome towel radiator. Fully tiled.

### Bedroom 4 - Rear

10'7" x 17'11" (3.23 x 5.45)

Laminate floor.

### Walk In Robe

5'2" x 3'10" (1.57 x 1.18)

### En-Suite

3'10" x 7'9" (1.18 x 2.35)

Refitted with LFWC, WHB and Shower.

### OUTSIDE

Outside tap.

### Detached Double Garage

24'7" x 21'4" (7.50 x 6.50)

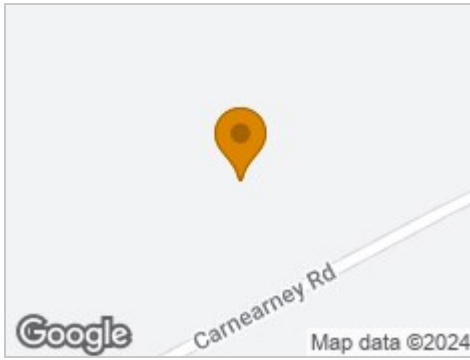
Roller doors and side pedestrian door. Power and lights. New OFCH condensing Boiler. Loft area above. Power to double garages (power sockets and lights fitted).

### Gardens

Extensive gardens of laid in lawns. Patio area to the rear. Tarmac driveway with timber gates (power at gates for electrification). Comprehensive new outdoor lighting, including driveway and entrance.



## Road Map



## Hybrid Map



## Terrain Map



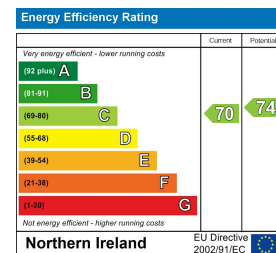
## Floor Plan



## 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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