

## 28 Craigstown Road, Ballymena, BT42 3NE



**PRICE Offers Over £364,950**

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12 Church Street  
BT41 4BA  
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Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803



**We are delighted to offer for sale this superb six bedroom family home occupying a generous private site with well appointed gardens in neat lawn and private patio together with tarmac drive, substantial parking and detached double garage and adjoining workshop that may be suitable for easy conversion to a home office, gym, or playroom. Beautifully appointed throughout, the property offers well proportioned accommodation on two levels with the benefit of a spacious entrance hall with feature staircase, large lounge with bay window and polished marble and granite fire surround and inset gas fire. The main hub of the home however is the open plan kitchen, with informal dining area which opens up into a large sunroom with semi-vaulted ceiling, multi-fuel stove and double glazed sliding patio doors to the rear. With cream coloured country style kitchen units, integrated "Smeg" double oven, fridge, freezer and dishwasher together with matching utility room, this property offers generous open plan living in a superb rural location. With flexible accommodation allowing for a luxury family bathroom and three ground floor bedrooms to include one with ensuite W/C plus a spacious first floor landing that doubles up as a home office area and three further bedrooms to include master with full ensuite shower room this property is likely to appeal to those with a growing family or in need of multi-generational living.**

**Outside, the spacious site, substantial parking and large double garage with adjoining workshop / playroom should appeal to a wide range of potential purchasers.**

**Early viewing strongly recommended**

## **FEATURES**

- Detached chalet style property with six bedrooms and detached double garage on a private mature site
- Spacious entrance hall with feature staircase
- Lounge with bay window and feature polished marble and granite fireplace
- Open plan kitchen with informal dining and living area open to Sunroom with semi-vaulted roof
- Full range of cream coloured high and low level units / Integrated double oven, fridge, freezer and dishwasher / Space for range style cooker
- Utility room with high and low level units
- Ground floor family bathroom with modern white suite to include double ended bath and easy access wetroom style shower area
- Three ground floor bedrooms (one with ensuite W/C) / Three first floor bedrooms (Master with ensuite shower room and W/C)
- First floor landing / Home office area
- Private mature site extending to Circa 0.6 Acre / Substantial tarmac parking / Detached double garage / Additional workshop 20'8 x 13'1 suitable for a multitude of uses / Enclosed private rear garden and patio area



**ACCOMMODATION**

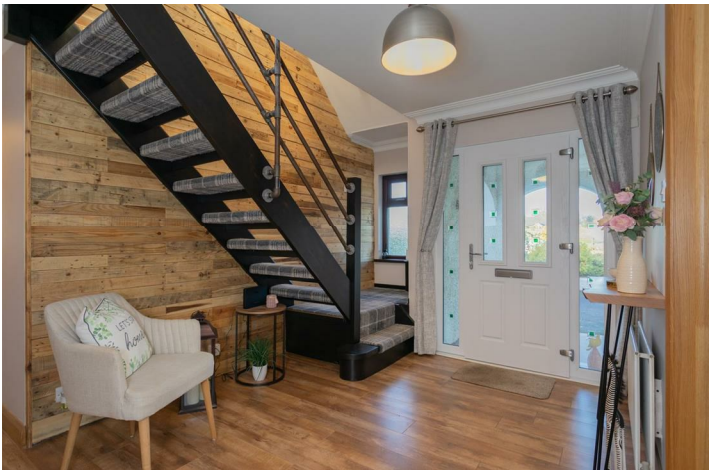
Feature archways to;

**OPEN ENTRANCE PORCH**

Tiled steps. Composite triple glazed door and sidelights to;

**ENTRANCE HALL**

Feature "industrial chic" style staircase to first floor comprising open tread stairs and fitted feature handrail and balustrade. Rustic style wood panelled stair wall. Wide board laminate flooring. Double and single radiators.



**LIVING ROOM 19'0" x 13'0" (5.80 x 3.97)**

(Into bay) Contemporary polished marble fire surround with polished granite inset and hearth. Plumbed for gas fire. Dual aspect windows with feature curved bay window to front and matching curved single radiator. Ceiling cornice and centre rose. Solid wood flooring. Double radiator.





### **KITCHEN WITH INFORMAL DINING 23'11" x 10'0" (7.29m x 3.05m)**

Full range of cream coloured high and low level units with feature handles and polished granite worktops and matching upstands. 1 1/4 bowl single drainer stainless steel sink unit with mixer taps. Space for multi fuel range style cooker with wide "Smeg" off white extractor hood. Integrated mid level "Smeg" combi-oven with low level "Smeg" oven incorporating pizza facility. Integrated fridge, freezer and dishwasher. Area for large family dining table. Porcelain tiled floor through to;



### **SUN ROOM 16'0" x 13'10" (4.88 x 4.22)**

Multi fuel stove with off white ceramic finish. Semi-vaulted ceiling with low voltage downlights. Double glazed rooflights. Double glazed sliding patio doors leading to the patio area. Dual aspect windows. Polished porcelain fully tiled floor.



**UTILITY ROOM 10'0" x 7'8" (3.07 x 2.36)**

Range of high and low level units with circular stainless steel sink unit and mixer taps. Plumbed for washing machine and space for tumble dryer. Fully tiled floor and part tiled walls. Mahogany effect PVC double glazed door to rear.

**BEDROOM 1 - SIDE 9'7" x 9'1" (2.93 x 2.79)**

Woodgrain effect fully tiled floor. Double radiator. Opaque glazed door to;

**ENSUITE 3'8" x 6'0" (1.14 x 1.85)**

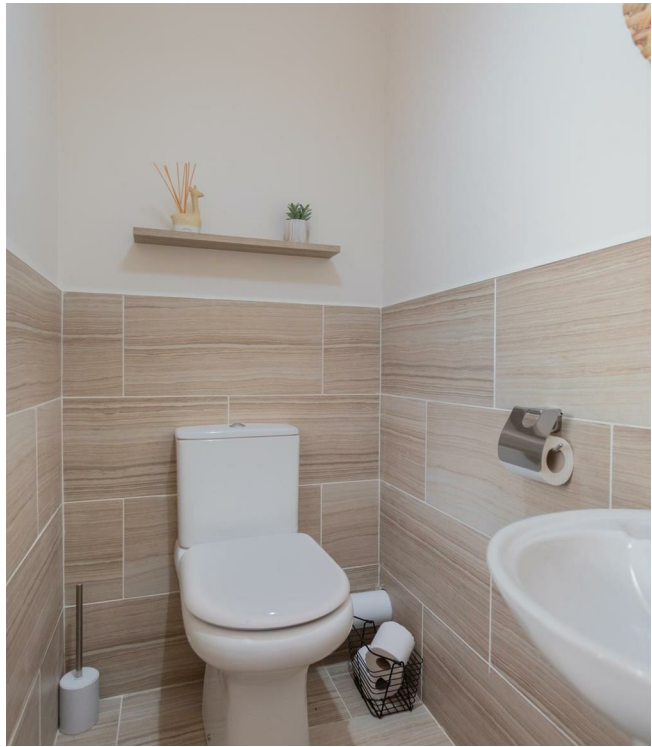
Modern white suite comprising push button low flush W/C and pedestal wash hand basin with monobloc mixer taps. Fully tiled floor and half tiled walls.





**BEDROOM 2 - FRONT 12'6" x 11'8" (3.81m x 3.56m)**  
 Built-in wardrobes with mirrored doors. Single radiator.

**BEDROOM 3 - FRONT 12'0" x 11'1" (3.68 x 3.39)**  
 Built-in wardrobes with mirrored doors. Single radiator.



**FAMILY BATHROOM 10'8" x 10'0" (3.25m x 3.05m)**  
 With eight jet double ended spa bath with offset antique style polished chrome mixer taps and telephone hand shower. Push button low flush W/C and moulded wash hand basin in wall mounted vanity unit with feature polished chrome mixer tap and pull out drawers below. Open "wet room" style shower area with easy access and thermostatic shower unit. Combination polished chrome heated towel rail and "old school" style radiator. Fully tiled floor and part PVC panelled walls. Low voltage downlights. Mirrored glass doors to hotpress with insulated copper cylinder and immersion heater. Shelving above. Extractor fan.



## FIRST FLOOR LANDING / HOME OFFICE 14'1" x 11'2" (4.31 x 3.41)

Full range of built-in storage cupboards. Double glazed roof light.



## BEDROOM 4 - MASTER 18'2" x 14'1" (5.54m x 4.29m)

(max) Feature wall panelling to gable end. Access to under eaves storage. Double radiator.

## ENSUITE 6'7" x 9'1" (2.03 x 2.79)

Modern white suite comprising push button low flush W/C and moulded wash hand basin in vanity unit with mixer taps and storage below. Open shower area with large shower tray, "Heatstore" electric shower unit and PVC panelled walls. Double glazed "Velux" roof light. Fully tiled floor. Polished chrome heated towel rail.





## BEDROOM 5 17'1" x 8'6" (5.21 x 2.60)

Access to under eaves storage. Double glazed rooflight. Single radiator.

## BEDROOM 6 10'1" x 8'4" (3.08 x 2.56)

Full range of built-in wardrobes with short chrome handles. "Keylite" double glazed roof light. Single radiator.



## OUTSIDE

Double entrance pillars and low level walling with tarmac drive to front, side and rear providing extensive parking for eight plus cars. Front garden laid in neat lawn and well stocked borders. Access to;

## DETACHED DOUBLE GARAGE 20'8" x 18'8" (6.30 x 5.70)

Electric roller door. Power and light,

## WORKSHOP / STORE 20'8" x 13'1" (6.30 x 4.00)

Fitted with low flush W/C and wash hand basin. Two pedestrian doors. Ideally suited for use as a play / hobby room, office, home bar, treatment room or gym (subject to any necessary approvals).



## GARDENS

Fully enclosed area to the rear consisting of large raised patio area, separate patio with pergola and tarmac play area with access to mostly enclosed garden to rear in neat lawn, low level walling and mature conifer trees. Timber fencing and pedestrian gates.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	62
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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