



84 Ballywatermoy Road

Glarryford, Ballymena, BT44 9EU

Offers Around £405,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

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

LOUNGE

14'4 x 13'11 (4.37m x 4.24m)

Focal point multi-fuel stove in Inglenook style recess on slate hearth. Wood laminate floor covering. Dual aspect windows.

DINING ROOM

13'11 x 12'7 (4.24m x 3.84m)

Wood laminate floor covering. Dual aspect windows.

OPEN PLAN KITCHEN/LIVING/DINING AREA

27'5 x 25'0 (8.36m x 7.62m)

widest points. Modern fitted farmhouse style kitchen with high and low level storage units and contrasting work surfaces. Integrated appliances to include Rangemaster range oven with 5 ring gas hob and extractor fan over, Bosch dishwasher, eye level microwave and Hotpoint coffee machine. Space for American style fridge freezer. Stainless steel 1.5 bowl sink unit. PVC double glazed French doors to rear patio area. Part tiled walls and tiled floor.

Focal point Stanley multi-fuel stove on granite hearth. Triple aspect windows. Wood laminate floor covering to living area.

SUNROOM

11'11 x 11'10 (3.63m x 3.61m)

Wood laminate floor covering. PVC double glazed French doors to patio area. Vaulted ceiling.

REAR HALL

PVC double glazed rear door. Tiled floor.

UTILITY ROOM

11'10 x 8'2 (3.61m x 2.49m)

Matching high and low level storage units and work surfaces. Stainless steel sink unit. Space for washing machine and tumble dryer. Access to roof space and store. Tiled floor.

FURNISHED CLOAKROOM

Modern fitted two piece suite comprising wash hand basin and WC. Tiled floor.

FIRST FLOOR

LANDING

Access to fully floored roof space with power and light via slingsby style ladder. Access to hot press. Built in storage.

PRINCIPAL BEDROOM

14'1 x 12'1 (4.29m x 3.68m)

Dual aspect windows. Views over surrounding countryside. Access to main bathroom (used as Jack & Jill style en-suite).

BEDROOM 2

14'0 x 10'8 (4.27m x 3.25m)

Access to built in wardrobe.

EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, wash hand basin and WC. Fully tiled walls and tiled floor.

BEDROOM 3

14'1 x 8'8 (4.29m x 2.64m)

Access to built in wardrobe.

EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, wash hand basin and WC. Fully tiled walls and tiled floor.

BEDROOM 4

12'0 x 9'9 (3.66m x 2.97m)

Views over surrounding countryside.

DELUXE FAMILY BATHROOM

Modern fitted four piece suite comprising panelled bath, shower enclosure with mains power shower over and drench shower head, wash hand basin and WC. Chrome towel radiator. Velux window. Fully tiled walls and tiled floor.

EXTERNAL

Expansive private gardens in lawn with array of flower beds comprising mature plants and shrubs. Twin paved patio areas (one with recessed up-lighting).

Generous private driveway in stone. Timber entrance gates.

PVC fascia, soffits and rainwater goods.

Outside tap and lighting.

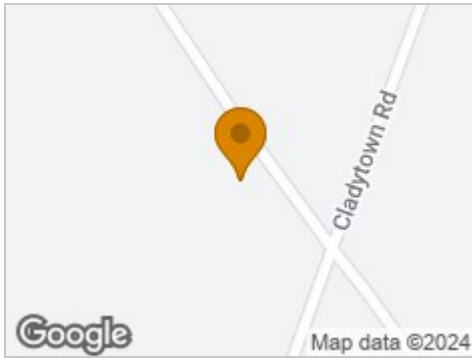
Adjoining paddock (c.1 Acre) with gated access.

DETACHED DOUBLE GARAGE

Twin electrically operated roller shutter doors. Separate service door. Oil fired central heating boiler (pressurised system). Stairwell to upper floor/games room with power lighting and storage.



Road Map



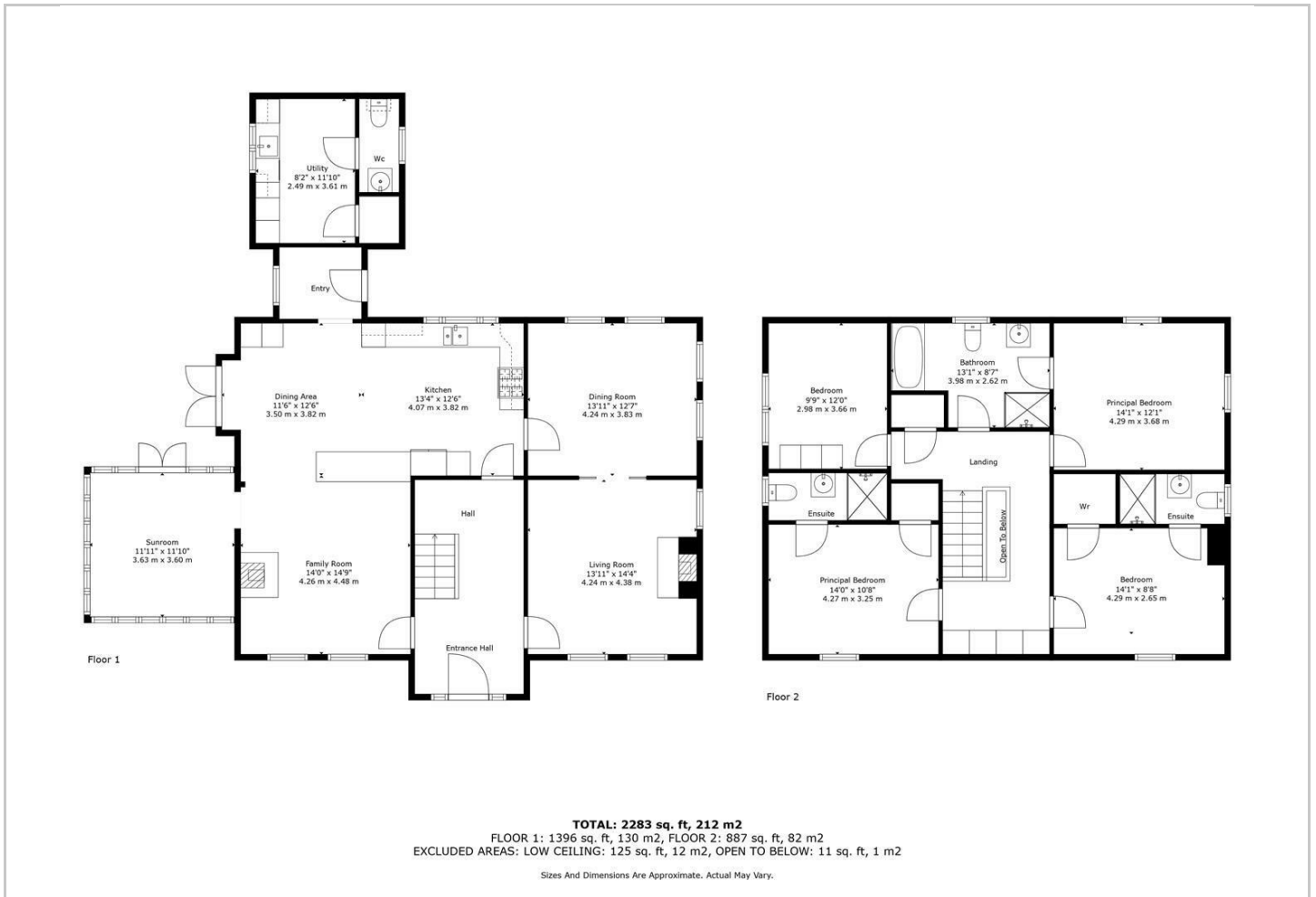
Hybrid Map



Terrain Map



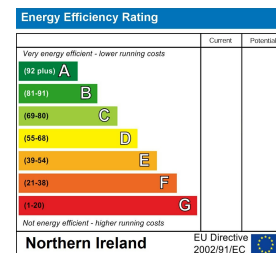
Floor Plan



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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