



## 53 Ballykennedy Road

Gracehill, Ballymena, BT42 2NP

Offers Over £525,000





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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

PVC front door with matching double glazed side screens. Tiled floor

#### ENTRANCE HALL

Hardwood glazed internal door with matching side screens. Solid maple and African slate tiled flooring. Access to walk-in shelved hot press.

#### LOUNGE

20'9 x 17'7 (6.32m x 5.36m)

Picture window to side elevation enjoying far reaching views over the surrounding countryside. Solid maple flooring. Focal point multi-fuel stove in Inglenook style recess on tiled hearth. Decorative stained glass porthole window.

#### DINING ROOM

17'1 x 11'8 (5.21m x 3.56m)

African slate tiled floor. Picture window to side elevation enjoying far reaching views over the surrounding countryside. Hardwood glazed double doors to hallway.

#### KITCHEN

15'6 x 12'8 (4.72m x 3.86m)

Modern fitted shaker style kitchen with high and low level storage units and contrasting granite work surfaces. Twin inlaid stainless steel sinks. Integrated appliances to include a 4 ring Bosch hob with stainless steel extractor canopy over, eye level microwave, grill and oven. Space for fridge freezer and dishwasher. Matching island unit with breakfast

bar area. Matching upstands to work surfaces. African slate tiled floor. Far reaching countryside views. Open plan to family room.

#### FAMILY ROOM

16'9 x 13'7 (5.11m x 4.14m)

Bow bay window to side elevation enjoying far reaching countryside views. Focal point multi-fuel stone in Inglenook style recess on slate tiled hearth. Solid maple flooring.

#### UTILITY ROOM

10'10 x 8'9 (3.30m x 2.67m)

Matching low level storage to kitchen and granite work surface. Inlaid stainless steel sink unit. Space for washing machine. PVC rear door. Hardwood internal door to integral double garage. Stairwell to first floor.

#### INTEGRAL DOUBLE GARAGE

20'9 x 20'4 (6.32m x 6.20m)

Electrically operated twin roller shutter doors. Oil fired central heating boiler (pressurised system). Access to WC. Concrete floor.

#### FURNISHED CLOAKROOM

Modern fitted two piece suite comprising wash hand basin and WC. Access to integrated double store. Part tiled walls and tiled floor. Chrome radiator.

#### PRINCIPAL BEDROOM

14'0 x 11'11 (4.27m x 3.63m)

Countryside views to the front. Original timber flooring.

#### EN-SUITE

Modern fitted two piece suite comprising wash hand

basin and WC. Access to integrated double wardrobe. Travertine part tiled walls and tiled floor.

### **BEDROOM 2**

13'3 x 11'9 (4.04m x 3.58m)

Original timber flooring.

### **EN-SUITE**

Modern fitted three piece suite comprising shower cubicle with electric shower over, wash hand basin and WC. Access to integrated double wardrobe. Travertine part tiled walls tiled floor.

### **BEDROOM 3**

11'7 x 10'2 (3.53m x 3.10m)

Original timber flooring. Access to double built in wardrobe.

### **BEDROOM 4**

11'11 x 10'2 (3.63m x 3.10m)

### **FAMILY BATHROOM**

Deluxe modern fitted five piece suite comprising free standing bath, shower enclosure with mains shower over, bidet, wash hand basin and WC. Chrome towel radiator. Travertine fully tiled walls and floor.

### **FIRST FLOOR**

#### **LANDING**

Access to large fully floored walk-in storage area with lighting. Velux window.

#### **GAMES/ENTERTAINMENT ROOM**

19'1 x 18'8 (5.82m x 5.69m)

Vaulted ceiling. Access to multiple under eaves storage areas. Exposed beams. Recessed downlighting. Triple Velux windows. Access to floored walk- in storage area (Potential to convert to a dressing room and en-suite area subject to appropriate works and approvals).

### **EXTERNAL**

Immaculately presented mature gardens in lawn with wide array of flower beds with plants, trees and shrubs.

Multiple patio areas laid in sandstone paving.

PVC fascia, soffits and rainwater goods.

PV Solar panels. Outside tap and lighting.

Panoramic views over the surrounding countryside.

Impressive Gazebo area with raised timber decking perfect for entertaining.

Large raised timber decking area to side of Garden room with up-lighting enjoying the sounds of the adjoining stream.

Covered lean to/storage area.

Secluded vegetable patch area with separate gated access to Tuppenny Road.

Access to delightful stream to rear boundary of the property.

### **GARDEN ROOM**

Kitchenette area with space for appliances and stainless steel sink unit. Hardwood double glazing throughout. Vaulted ceiling. Solid wood flooring. Generous raised timber decking area to front veranda. An ideal space for entertaining or potential Airbnb.

### **GARDEN SHED**

Quality garden shed with roller shutter door and separate service door.

Workshop area with high and low level units.

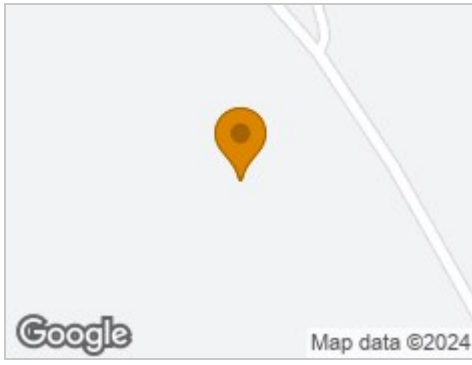
Raised timber decking to front.

Power and light.

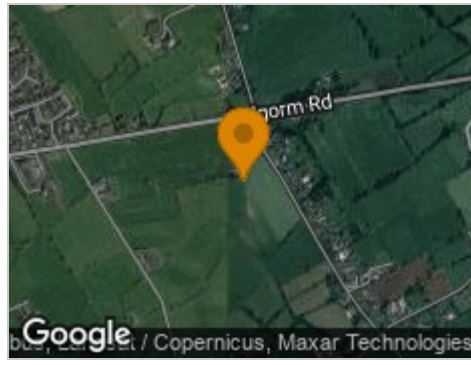




## Road Map



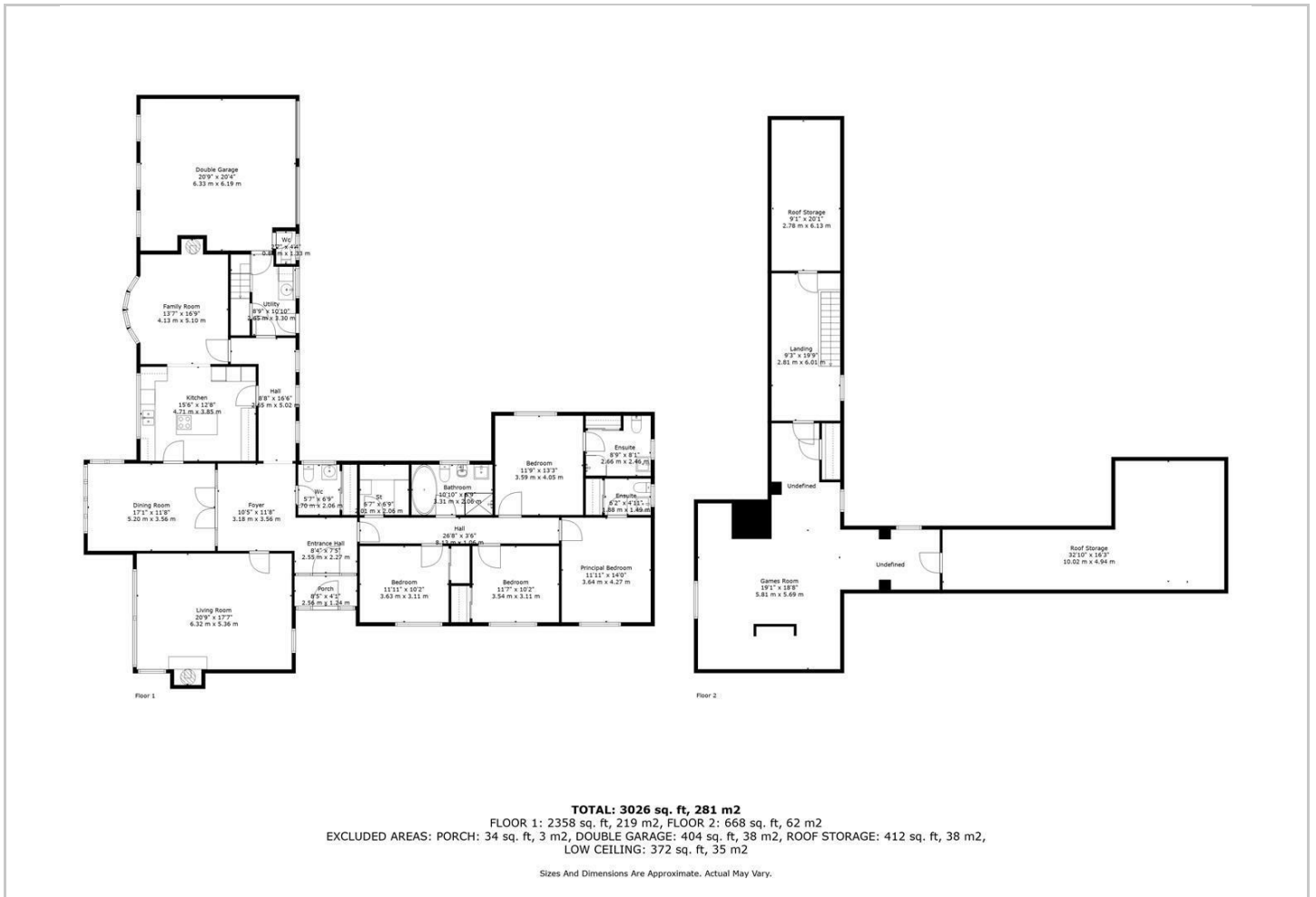
## Hybrid Map



## Terrain Map



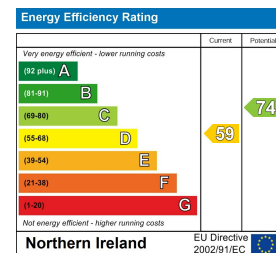
## Floor Plan



## 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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