



## 168 Frosses Road

Dunloy, Ballymena, BT44 9DA

Offers Around £395,000





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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed composite front door with matching side screens. Stairwell to first floor. Access to store. Tiled floor.

#### LOUNGE

22'5 x 16'6 (6.83m x 5.03m)

Focal point open fire with marble surround and hearth. Bow bay window to front elevation.

#### FAMILY ROOM

15'5 x 12'9 (4.70m x 3.89m)

Focal point wall mounted electric fire. Dual aspect windows.

#### KITCHEN WITH INFORMAL DINING AREA

15'5 x 13'0 (4.70m x 3.96m)

Modern fitted kitchen in high and low level storage units and contrasting work surfaces. Island unit with granite work surfaces, breakfast bar area, and 4 ring gas hob. Separate 4 ring electric hob with extractor fan over, eye level grill and oven. Stainless steel 1.5 bowl sink unit. Space for fridge freezer. Tiled floor.

#### UTILITY ROOM

13'5 x 7'1 (4.09m x 2.16m)

High and low level storage units and work surfaces. Stainless steel sink unit. Space for washing machine and tumble dryer. Oil fired central heating boiler (pressurised system). PVC composite rear door. Plumbing and sanitary ware for furnished cloakroom (stud work needs finished).

#### DINING ROOM

11'8 x 13'0 (3.56m x 3.96m)

Wood laminate floor covering. Tiled floor.

#### SUNROOM

13'1 x 12'4 (3.99m x 3.76m)

Hardwood double glazed doors to rear garden. Tiled floor.

#### BEDROOM 2

13'6 x 13'0 (4.11m x 3.96m)

#### EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, vanity unit and WC. Tiled floor.

#### BEDROOM 3

13'1 x 12'9 (3.99m x 3.89m)

#### BEDROOM 4

11'8 x 12'9 (3.56m x 3.89m)

#### BEDROOM 7

13'0 x 8'6 (3.96m x 2.59m)

#### FAMILY BATHROOM

Modern fitted 4 piece suite comprising freestanding roll top bath, shower cubicle with mains shower over, wash hand basin and WC. Tiled floor.

#### FIRST FLOOR

#### LANDING

Access to eaves storage. Access to walk-in hot press with shelving and Velux window.

## PRINCIPAL BEDROOM

18'1 x 13'0 (5.51m x 3.96m)

Access to large walk-in wardrobe/eaves storage.  
Views to front over surrounding countryside.

## WALK-IN WARDROBE

20'2 x 4'9 (6.15m x 1.45m)

## EN-SUITE

Modern fitted three piece suite comprising shower cubicle, wash hand basin and WC. Velux window. Wood laminate floor covering and half-panelled walls. Eaves storage.

## BEDROOM 5

12'10 x 10'6 (3.91m x 3.20m)

Velux window.

## BEDROOM 6/PLAYROOM

16'0 x 11'5 (4.88m x 3.48m)

Velux window. Access to twin eaves storage.

## STUDY/STORAGE ROOM

15'0 x 9'5 (4.57m x 2.87m)

Access to walk-in storage area in eaves.

## EXTERNAL

Extensive private site with mature gardens and paved patio area, wide array of plants and shrubs. Fish pond.

Large private driveway in tarmac with electrically operated timber entrance gates and intercom system.

Water feature to turning circle in driveway.

Timber shed with adjoining lean to with power and light.

Timber pergola area perfect for entertaining.

PVC fascia, soffits and rainwater goods.

Outside tap, lighting and sockets.

## DETACHED DOUBLE GARAGE

Electrically operated twin up and over doors.

Separate service door.

Access to roof space.

Concrete floor. Power and light.



## Road Map



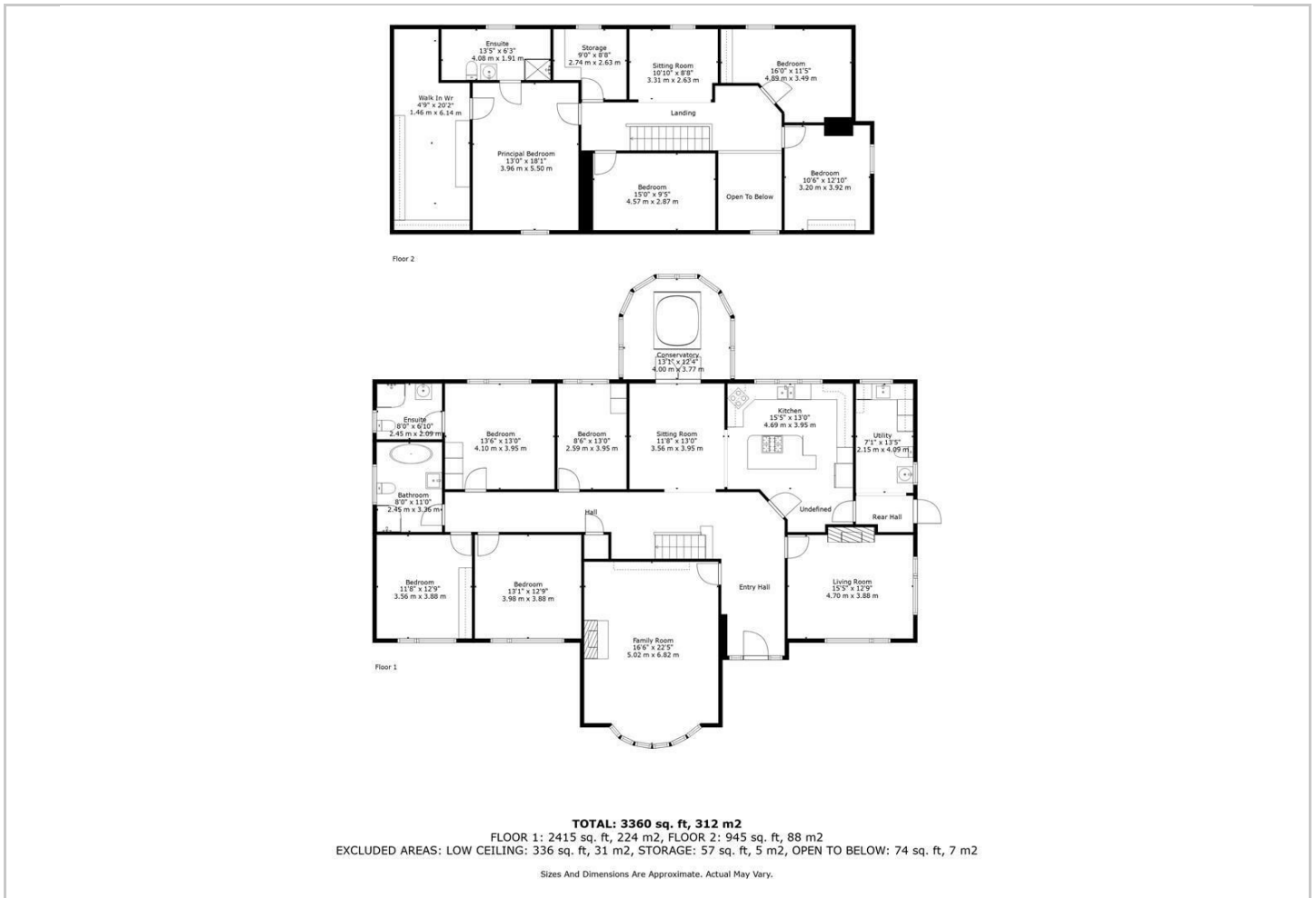
## Hybrid Map



## Terrain Map



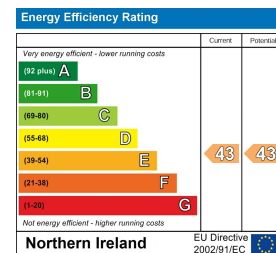
## Floor Plan



## 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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