



## 3 Craigstown Meadow, Kells, BT42 3PU

- Well Presented Detached Bungalow
- Kitchen With Informal Dining Area
- Bathroom; En Suite Shower Room
- Private Driveway
- Twin Yards; Partially Constructed Workshop/Stores
- Four Bedroom; Three+ Reception
- Utility Room; WC
- Oil Heating; PVC Double Glazing
- Attached Double Garage
- Garden Finished Mainly in Lawn

Offers Over £395,000

EPC Rating D





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### RECEPTION HALL

Hardwood, glass panelled front door with matching, double glazed side screens. Wood laminate floor covering. Access to twin stores. Fixed stairwell to first floor area. Glass panelled French doors leading to:

#### LOUNGE 19'0" x 13'11"

Dual aspect windows. Open fire in cast iron fireplace with granite hearth and timber surround. Coving to ceiling.

#### FAMILY ROOM 13'0" x 12'11"

Brick inglenook fireplace with cast iron stove. Coving to ceiling. Tiled floor. Open arch to kitchen. Glass panelled French doors leading to:

#### SUN LOUNGE 18'11" x 11'2"

PVC double glazed French doors leading to rear. Tiled floor. Coving to ceiling.



## **KITCHEN WITH INFORMAL DINING AREA 17'5" x 13'0"**

Country style fitted kitchen with comprehensive range of high and low level storage units with contrasting, solid granite work surface. Ceramic, Belfast sink. Space for range style oven with extractor hood over. Integrated fridge. Space and plumbed for dishwasher. Glass fronted display cabinet. Dual aspect windows. Tiled floor.

## **UTILITY ROOM 10'5" x 7'11" (wps)**

Range of fitted high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Space for under counter fridge/freezer. Plumbed and space for washing machine. Tiled floor. PVC double glazed door to rear.

## **WC**

White WC and tiled floor.

## **PRINCIPAL BEDROOM 14'8" x 12'9"**

### **WALK IN WARDROBE**

With fitted wardrobe in sliding, mirror panelled doors.

### **FULLY TILED EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising oversized shower enclosure, pedestal wash hand basin and WC. Power shower unit.

### **BEDROOM 2 14'4" x 11'9"**

Vanity unit.

### **BEDROOM 3 14'9" x 10'5"**

Vanity unit.

### **BEDROOM 4 12'8" x 12'4"**

### **DELUXE FAMILY BATHROOM**

White, three piece suite comprising claw foot, freestanding bath, pedestal wash hand basin and WC. Half panelling to walls. Coving to ceiling. Tiled floor.

## **FLOORED ROOF SPACE 64'3" x 14'11" (plus under eaves storage space)**

Power, light and windows.

## **EXTERNAL**

Double gates leading to generous sized, private driveway area, finished in stone.

Front garden finished in lawn and paved patio area.

Tiled entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Large yard area to rear, finished in stone.

Second yard area to rear.

Outside taps.

External power points.

Large, detached, partially constructed workshop/store.





### ATTACHED DOUBLE GARAGE 24'4" x 21'3"

Power operated, roller shutter door. Separate service door. Power and light.

### IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**Well presented, four bedroom / three+ reception, detached bungalow, occupying a c.1.5 acre site, on the periphery of Ballymena town.**

**The property comprised entrance hall, lounge, family room, sun lounge, kitchen with informal dining area, utility room, WC, four well-proportioned bedrooms, to include principal suite with walk in wardrobe and en suite shower room, family bathroom and floored roof space.**

**Externally, the property enjoys private driveway, attached double garage, yard areas and partially constructed workshop / stores.**

**Other attributes include oil heating and PVC double glazing.**

**Early viewing highly recommended.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	<b>65</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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