



80 ROSSES FARM

Sourhill Road Ballymena BT42 2SH

- Detached Family Home
- Four Bedrooms Master Ensuite
- Two ReceptionS & Sunroom
- Fitted Kitchen & Utility
- Downstairs WC
- White Bathroom Suite
- Pvc Double Glazing & Oil
- Integral Garage

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			
(21-38) F			
(1-20) G		1	1
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £265,000

80 Rosses Farm

Sourhill Road, Ballymena, BT42 2SH



GROUND FLOOR

ENTRANCE HALL

5'2" x 15'3" (1.57 x 4.65)

Hardwood front door with glazed side panels, balustrade staircase, laminate strip wood floor, with:

DOWNSTAIRS WC

5'6" x 2'7" (1.68 x 0.79)

Understairs WC with wash hand basin.

LOUNGE / DINING

27'3" x 13'8" (8.31 x 4.17)

Laminate strip wood floor, feature wood burning stove, television and telephone point.

Leading to:

SUN ROOM

9'11" x 10'11" widest point (3.02 x 3.33 widest point)

PVC double glazed double doors to paved area in garden. Feature vaulted ceiling.

KITCHEN

14'9" x 11'5" (4.50 x 3.48)

Good range of high and low level units, stainless steel one and a half bowl sink unit, integrated oven and gas hob, and fully tiled floor. Breakfast bar.

Through to:

FAMILY ROOM

12'10" x 11'11" (3.91 x 3.63)

Laminate strip wood floor, television point.

UTILITY ROOM

8'11" x 7'9" (2.72 x 2.36)

Plumbed for washing machine, high and low level units, stainless steel single drainer sink unit.

FIRST FLOOR

LANDING

10'0" x 8'1" (3.05 x 2.46)

Hotpress and access to floored roofspace.

MASTER BEDROOM

16'5" x 12'10" (5.00 x 3.91)

Laminate strip wood floor. Open to:

DRESSING ROOM

11'2" x 6'7" (3.40 x 2.01)

ENSUITE

5'10" x 11'3" (1.78 x 3.43)

White suite comprising centre flush wc, pedestal wash hand basin and power shower.

BEDROOM 2

11'6" x 13'7" (3.51 x 4.14)

Laminate strip wood floor.

BEDROOM 3

11'0" x 13'2" (3.35 x 4.01)

Laminate strip wood floor.

BEDROOM 4

10'8" x 8'2" at widest point (3.25 x 2.49 at widest point)

Laminate strip wood floor.

BATHROOM

10'2" x 8'3" (3.10 x 2.51)

White suite comprising centre flush wc, bath with tile surround and overhead shower, and pedestal wash hand basin.

ATTACHED GARAGE

16'6" x 13'3" (5.03 x 4.04)

Roller shutter door, power and light.

OUTSIDE

South west facing rear garden laid in lawn, enclosed by wooden fence and mature hedges. Storage shed.

Water proof power socket. Lights and taps. Brick gas cylinder enclosure. Driveway to the front of the property.

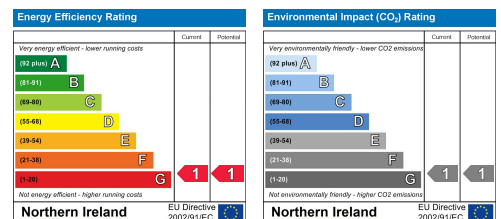


Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)
©Ulster Property Sales is a Registered Trademark