GLENGORMLEY BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDG





ULSTER PROPERTY SALES

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80 Rosses Farm Sourhill Road, Ballymena, BT42 2SH

Offers Over £265,000

We are delighted to offer for sale this spacious detached family home which is located in a popular development just off the Sourhill road, Ballymena which is within easy reach of nearby schools, shops and main commuter routes.

The property comprises entrance hall, large open plan lounge / dining, sun room, family room and a fitted kitchen with built in oven & hob, space for appliances and access to a separate utility room with side door to garden.

Upstairs there are four bedrooms, master with dressing room and ensuite and a separate family bathroom with white bathroom suite.

Other benefits include oil heating and PVC double glazing.

Outside there is driveway leading to an integral garage, garden to front, and a fully enclosed garden to rear in lawn with patio area.

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- Detached Family Home
- Fitted Kitchen & Utility
- Pvc Double Glazing & Oil

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.

- Four Bedrooms Master
 Ensuite
- Downstairs WC
- Integral Garage

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)

$\label{eq:state} \begin{array}{l} \textbf{ENSUITE} \\ \textbf{5'10'' x 11'3'' (1.78 x 3.43)} \\ \\ \mbox{White suite comprising centre flush wc, pedestal wash hand basin and power shower.} \end{array}$

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.

- Two ReceptionS & Sunroom
- · White Bathroom Suite

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.

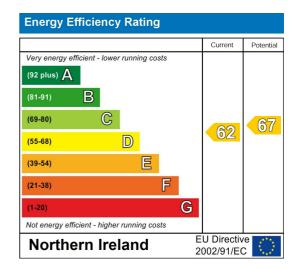
ATTACHED GARAGE

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.





















Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. You home may be repossessed if you do not keep up your repayments on your mortgage.

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