



4 Carclinty Road

Cullybackey, Ballymena, BT42 1PH

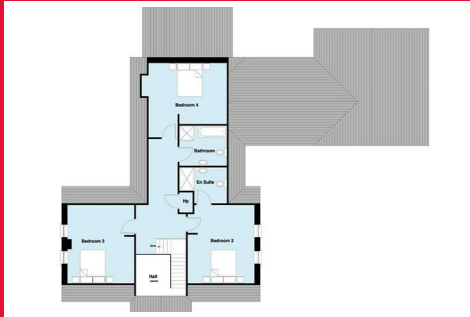
Asking Price £495,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Choice of flooring. Stairwell to first floor. Access to store.

LOUNGE

20'4" x 13'1" (6.2 x 4.0)

Choice of flooring. Focal point fireplace with wood burning stove in Inglenook style recess. Dual aspect windows.

OPEN PLAN KITCHEN/LIVING/DINING AREA

39'5" x 19'11" (12.035 x 6.085)

widest points. Choice of kitchen and flooring finishes. Bifold doors to patio area and gardens. Focal point fireplace to living area with Inglenook style recess.

REAR HALL/UTILITY ROOM

13'5" x 7'10" (4.1 x 2.4)

Choice of high and low level units and work surfaces. Space for appliances. Stainless steel sink unit. Service door to rear.

FURNISHED CLOAKROOM

Fitted two piece suite with vanity unit and WC.

INTEGRAL DOUBLE GARAGE

20'4" x 20'4" (6.2 x 6.2)

To be finished with electrically operated roller shutter door. Oil fired central heating boiler (pressurised system).

BEDROOM 2

13'5" x 13'1" (4.1 x 4.0)

EN-SUITE

Modern fitted three piece suite comprising shower cubicle, vanity unit and WC.

FIRST FLOOR

LANDING

Access to hot press.

PRINCIPAL BEDROOM

15'4" x 13'1" (4.694 x 4.0)

EN-SUITE

Modern fitted three piece suite comprising shower cubicle, vanity unit and WC.

BEDROOM 3

15'4" x 13'1" (4.694 x 4.0)

BEDROOM 4

15'4" x 11'11" (4.694 x 3.65)

DELUXE FAMILY BATHROOM

9'4" x 7'10" (2.85 x 2.4)

Modern fitted four piece suite comprising panelled bath, shower cubicle, vanity unit and WC.

EXTERNAL

Private driveway in decorative stone with entrance pillars.

Gardens front, side and rear in lawn with private paved patio area. South facing aspect.

Countryside views to the rear.

Outside tap and lighting.



Road Map



Hybrid Map



Terrain Map



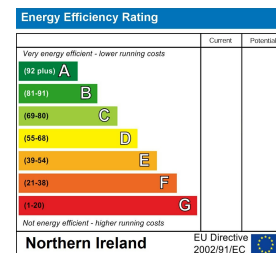
Floor Plan



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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