



2 Old Antrim Road, Ballymena, BT42 2HG

Offers in the region of £320,000



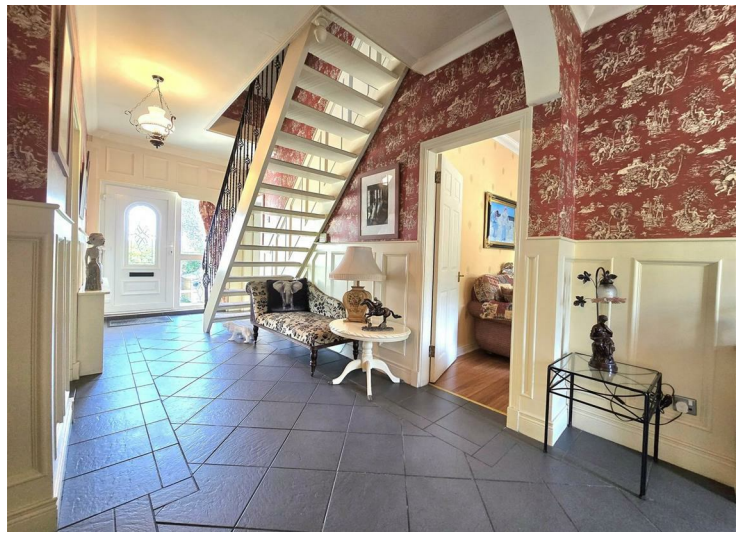
Enjoying a private, elevated site on the enduringly popular Old Antrim Road, this spacious three bedroom detached chalet bungalow (circa 2140 sq ft) offers family size accommodation in a popular location.

Surrounded by mature gardens, the home enjoys an excellent degree of privacy, while convenient to Ballymena town centre and its arterial commuter routes.

Personal inspection is essential to fully appreciate all this fine property has to offer, and viewing is strictly by prior appointment via the selling agents.

Property Features

- Spacious detached chalet bungalow
- Impressive entrance hall with fitted cloak room
- Large open plan Kitchen/Dining Room, with a separate Utility Room
- Two formal reception rooms, including Lounge and Sitting Room
- Ground floor bedroom with en-suite off
- Two first floor Bedrooms, one with en-suite and one with dressing room
- First floor family bathroom
- PVC double glazed external windows and doors/oil fired heating system.
- CCTV and alarm system installed,
- Impressive mature gardens, enjoying an excellent degree of privacy



Accommodation (Dimensions and Areas are approximate)

Ground Floor

Entrance Hall 26'0" x 7'6" (max) (7.93 x 2.29 (max))

PVC front door with sidelights.
Contemporary wood panelling.
Tiled floor.
Ceiling coving.
PVC back door.

Cloak Room 4'6" x 2'11" (1.39 x 0.9)

Fitted with a W/C and wash hand basin with tiled splash back area over.
Contemporary wood panelling.
Tiled floor.

Kitchen/Dining Area 24'1" x 12'5" (7.36 x 3.79)

Fitted with a range of eye and low level units.
Granite work surfaces with tiled splashback areas over. Range cooker with integrated extractor fan over.
Integrated fridge, dishwasher and washing machine.
Under lighting. Contemporary wood panelling.
Double PVC patio doors opening onto a raised decking area.
Tiled floor.
Ceiling coving.

Sitting Room 12'10" x 10'2" (3.93 x 3.12)

Wood effect laminate flooring.

Lounge 20'2" x 13'10" (max) (6.15 x 4.24 (max))

Gas fire in an Adam style fireplace surround.
Double PVC patio doors opening onto a raised decking area.

Utility Room 17'3" x 8'8" (5.28 x 2.66)

Fitted with a range of eye and low level units.
Laminate work surfaces. Space for cooker with extractor fan over. Plumbed for washing machine with space for tumble dryer. Stainless steel sink. Space for under counter freezer. Tiled floor.

Bedroom 1 12'9" x 11'1" (3.9 x 3.4)

Ground floor bedroom with built in mirrored sliding wardrobes.
En-suite off.

En-suite 8'9" x 7'0" (2.67 x 2.14)

Fitted with a shower cubicle, wash hand basin and W/C. Tiled floor and splash back areas.

First floor

Landing 7'0" x 5'9" (2.14 x 1.76)

Contemporary wood panelling.
Built in hot press.

Bedroom 2 16'11" x 10'3" (5.18 x 3.13)

Wood effect laminate flooring.

Dressing Room 14'10" x 8'8" (4.53 x 2.66)

Large dressing room off Bedroom 2.
Wood effect laminate flooring.
Eaves storage.

Bedroom 3 21'10" x 13'4" (6.66 x 4.07)

Spacious master bedroom. Contemporary wood panelling. Dressing area with built in sliding mirrored wardrobes.
En-suite off.

En-suite 8'2" x 7'6" (2.5 x 2.3)

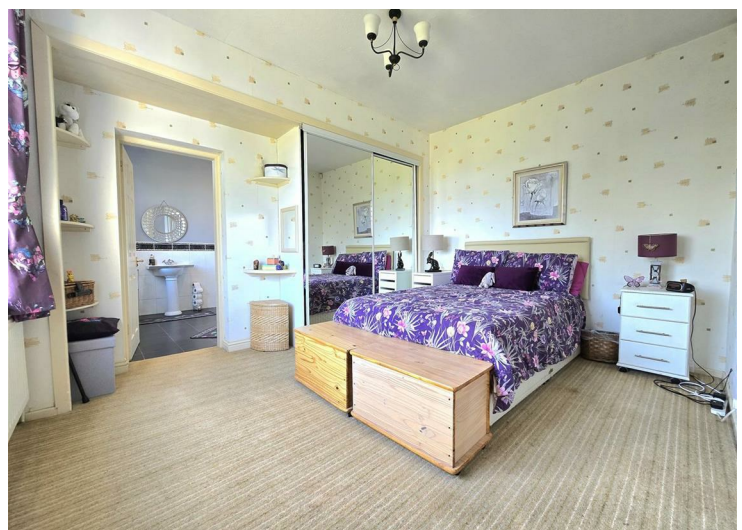
Fitted with a shower cubicle, wash hand basin and W/C. Tiled floor and splash back areas.

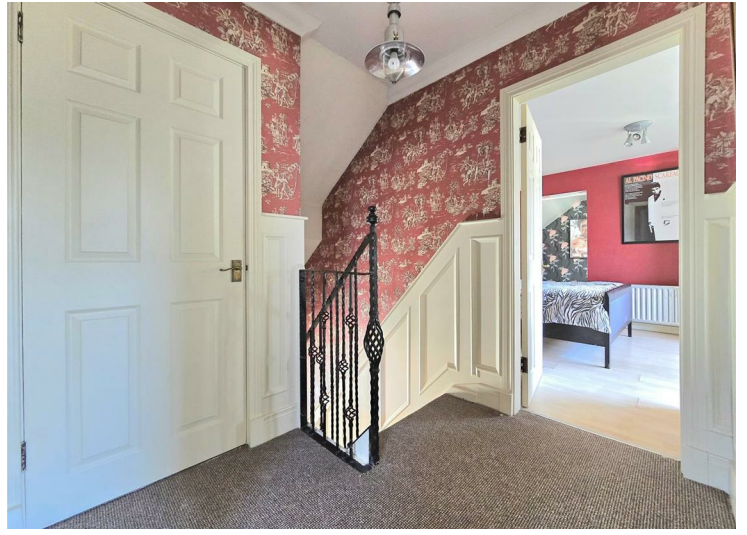
Bathroom 8'5" x 6'9" (2.59 x 2.08)

Fitted with a corner bathtub, shower cubicle with electric shower, wash hand basin and W/C.
Tiled floor to ceiling. Painted timber ceiling.

Outside

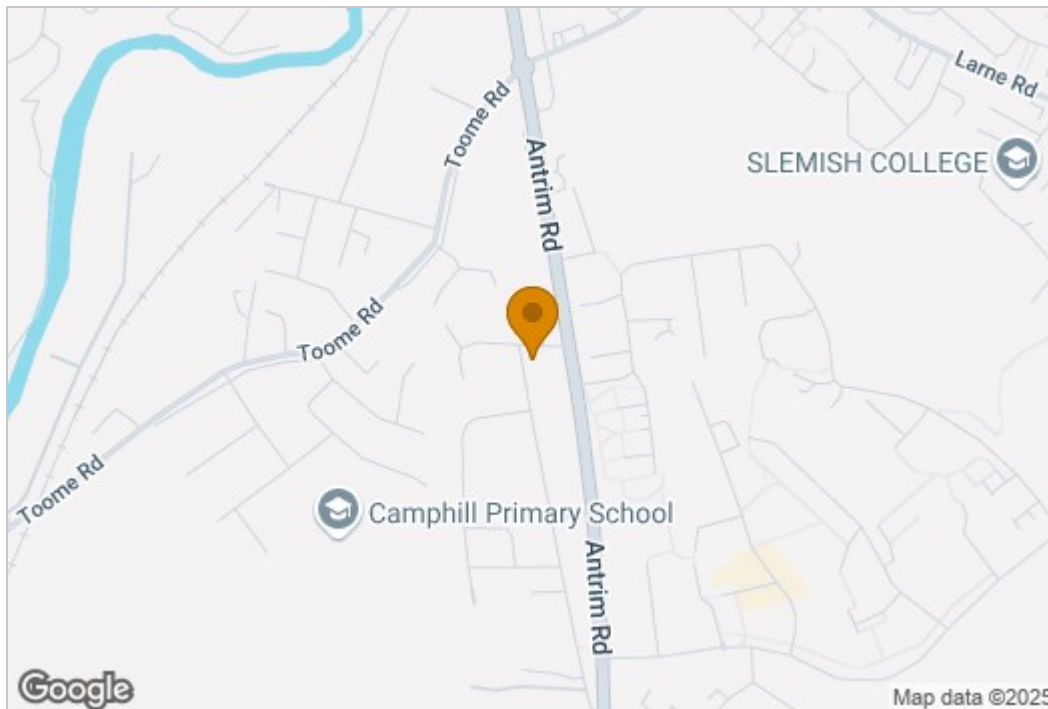
Enjoying an excellent degree of privacy, the grounds of the property extent to circa 0.2 acres, with the front garden laid in lawn, overlooked by a raised patio area. To the side the property benefits from a raised decking area, with a large tarmac driveway and parking area to the rear. The proeprtry is enclosed by mature hedging, with a pedestrian gate to the front.



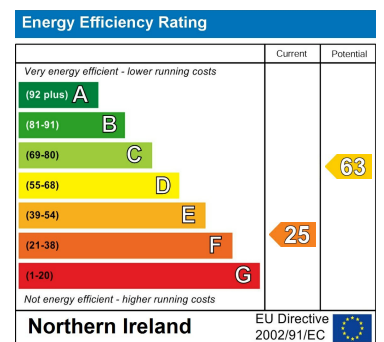




Area Map



Energy Efficiency Graph



Harry Clarke & Company is a trading entity of Harry Clarke & Company Limited. Registered in N.I. Company Number NI643802

Disclaimer- These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representatives of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither Harry Clarke & Company, nor any person in it's employment has any authority to make or give any representation or warranty whatever in relation to this property. All dimensions are approximate.