



## 5 Kirkwood Manor, Ballymena, BT42 2HN

Offers in the region of £260,000



Occupying a corner site in the ever popular Kirkwood Manor, just off the Old Antrim Road, this spacious four bedroom detached house offers family size accommodation in a sought after location.

Convenient to both Ballymena town centre and its arterial commuter routes, this property is likely to appeal to a wide range of potential purchasers, particularly those with growing families.

Early viewing is recommended in order to avoid disappointment.

## Property Features

- Spacious Detached House
- Two formal reception rooms including Lounge and Living Room, plus Conservatory
- Large open plan Kitchen/Dining Area
- Separate Utility Room and ground floor fitted Cloakroom
- Four well proportioned first floor bedrooms
- Family bathroom fitted with a contemporary suite
- Oil fired heating system (condensing boiler)
- Hardwood double glazed windows, PVC doors
- Detached Garage
- Garden areas to the front, side and rear



## Accommodation

(Dimensions and Areas are approximate)

### Ground floor

**Entrance Hall 5'1" x 2'7" (1.57 x 0.81)**

PVC front door. Wooden flooring.

**Cloak store 5'11" x 3'0" (1.82 x 0.92)**

**Hall 12'9" x 6'3" (3.91 x 1.91)**

Solid wood flooring.

**Lounge 19'4" x 9'4" (5.9 x 2.86)**

Solid wood flooring. Ceiling coving and picture rail.

**Living Room 16'8" x 12'8" (max) (5.1 x 3.88 (max))**

Adam style fireplace surround with a tiled hearth and electric inset (open fire behind). Solid wood flooring. Ceiling coving.

French doors into Kitchen/Dining Room

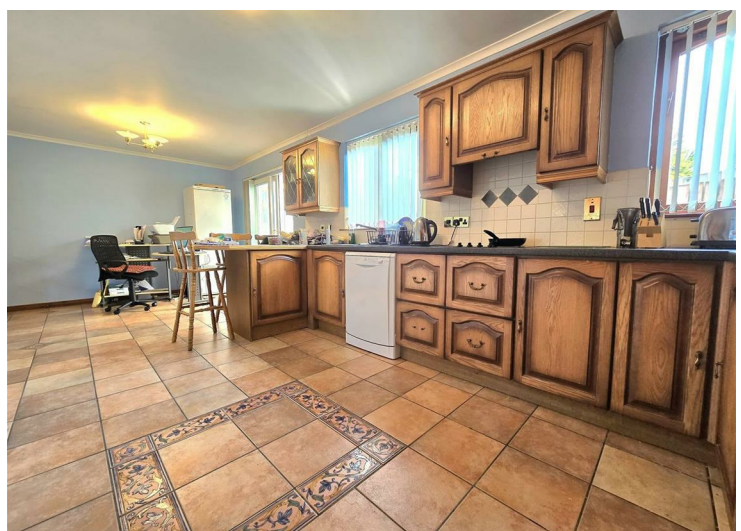
**Kitchen/Dining Room 23'3" x 10'5" (7.1 x 3.18)**

Fitted with a range of oak eye and low level units. Laminate work surfaces with tiled splash back areas over, and matching breakfast bar. Integrated eye level over, hob with integrated extractor fan over. Plumbed for dishwasher. Integrated fridge. Tiled floor. Ceiling coving.

French doors into Living Room. Sliding patio door into conservatory.

**Conservatory 11'9" x 9'10" (max) (3.59 x 3 (max))**

Sliding patio door from Kitchen/Dining Room. Ceiling fan light. Tiled floor. Patio door opening to the rear.



**Back Hall 3'9" x 3'1" (1.16 x 0.96)**

Tiled floor.

**Cloak Room 5'9" x 3'10" (1.77 x 1.18)**

Fitted with a W/C and wash hand basin. Tiled floor.

**Utility Room 9'4" x 5'6" (2.85 x 1.69)**

Fitted with a range of eye and low level units. Laminate work surfaces with tiled splash back areas over.

Plumbed for washing machine with space for tumble dryer. PVC back door. Tiled floor.

**First floor**

**Landing 9'1" x 7'2" (2.79 x 2.2)**

Built in airing cupboard.

**Bedroom 1 9'9" x 7'10" (max) (2.99 x 2.4 (max))**

Built in wardrobe.

**Bedroom 2 13'3" x 11'3" (4.05 x 3.43)**

**Bedroom 3 13'3" x 11'8" (max) (4.04 x 3.58 (max))**

**Bedroom 4 14'9" x 9'2" (4.5 x 2.8)**

Walk in wardrobe 2.86m x 2.49m

**Bathroom 9'7" x 5'5" (2.94 x 1.67)**

Family bathroom fitted with a contemporary suite, including a shower cubicle with electric shower, bath, wash hand basin and vanity unit, and low flush W/C.

Tiled floor to ceiling.

**Outside**

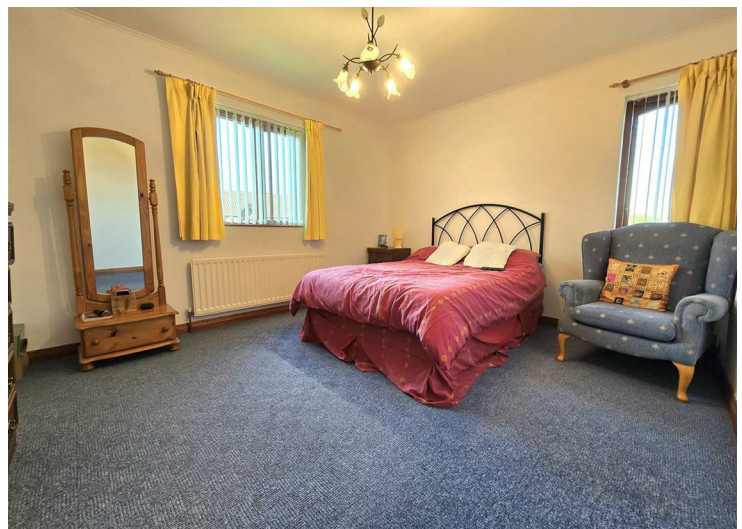
Front garden, laid in lawn and extending to both sides of the property. Tarmac driveway with ample car parking space.

Fully enclosed rear garden, lain in lawn with a paved patio area.

**Detached Garage 19'2" x 10'1" (5.86 x 3.09)**

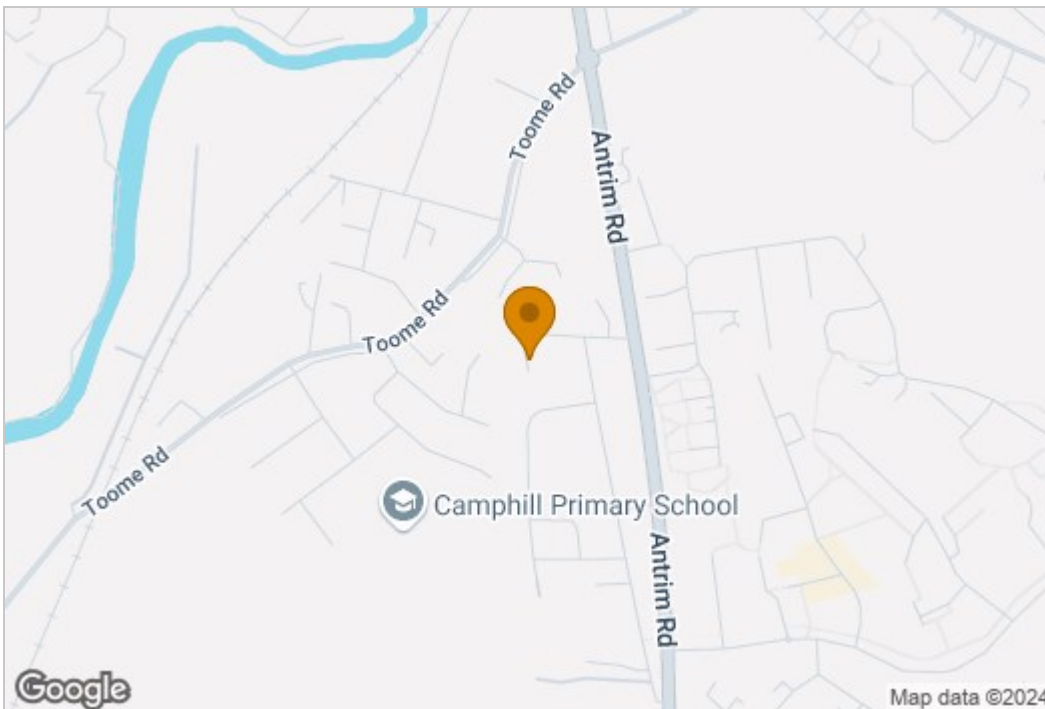
Roller door. Pedestrian door to the side.

Lights and power.





### Area Map



### Energy Efficiency Graph

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>			
(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	

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