



26 Craigstown Road, Kells, BT42 3NE

- Detached Bungalow
- Bay Fronted Lounge
- Utility Room; WC
- Oil Heating; Double Glazing
- Garage; Separate Store
- Three Well Proportioned Bedrooms
- Kitchen Through Living/Dining Room
- Deluxe Bathroom
- Large Private Driveway Area
- Gardens Front, Side and Rear

Offers Over £219,950

EPC Rating F



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, glass panelled front door with matching, double glazed side screens. Wood laminate floor covering. Access to hot press. Access to partially floored roof space via slingsby style ladder. Glass panelled, leading to:

#### LOUNGE 16'7" x 12'6"

Bay window to front elevation, enjoying elevated, rural views. Open fire in cast iron fireplace with slate hearth and timber surround. Wood laminate floor covering. Double doors, leading to:



## KITCHEN THROUGH LIVING/DINING ROOM

**25'3" x 12'5"**

Modern fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Ceramic 1.5 bowl sink unit with draining bay. Space for range style oven with tiled splashback and extractor hood over. Space for American style fridge freezer. Integrated dishwasher. Upstands to walls to match work surface. Tiled floor. Cast iron, wood burning stove on slate hearth to living/dining area. Glass panelled, leading to:

## REAR PORCH

Quarry tiled floor. Access to WC. Access to utility room. Composite, triple glazed door, leading to rear garden.

## UTILITY ROOM 11'10" x 7'4" (plus recess)

Range of fitted high and low level storage units with wood block work surface. Ceramic sink unit. Plumbed and space for washing machine. Space for tumble dryer. Oil fired central heating boiler. Tiled floor.

## CLOAKROOM

With WC. Half tiling to walls. Tiled floor.

## BEDROOM 1 13'5" x 10'9"

Rural views to front.

## BEDROOM 2 11'10" x 10'9"

Rural views to rear.

## BEDROOM 3 10'5" x 9'5"

Rural views to front.

## DELUXE BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate, oversized, panelled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with body jets and drench shower head. Twin, chrome towel radiators. Half tiling to walls. Tiled floor.

## EXTERNAL

Double gates leading to generous sized, private driveway, finished in tarmac, leading to concrete yard area.

Gardens front, sides and rear, finished in lawn and range of plants, trees and shrubbery.

Tiled entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Twin outside taps.

PVC oil storage tank.

## MATCHING DETACHED GARAGE 18'11" x 10'11"

Power operated, PVC coated, roller shutter door. Separate, hardwood, glass panelled service door. Power and light.





### SEPARATE STORE 12'4" x 12'2"

PVC coated, roller shutter door.

### IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**Immaculately presented, three bedroom, detached bungalow, occupying a private site off Craigstown Road, Kells, Ballymena.**

**The property comprises entrance hall, bay fronted lounge, kitchen through living/dining room, rear hall, cloakroom, utility room, three well proportioned bedrooms, and deluxe bathroom, with contemporary, white, four piece suite.**

**Externally, the property enjoys generous sized private driveway, garage, store, and gardens front, side and rear, finished mainly in lawn and paved patio area.**

**Other attributes include oil heating and double glazing.**

**Early viewing highly recommended to avoid disappointment.**



### 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>		<b>57</b>
(39-54) <b>E</b>	<b>26</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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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