



103 Kilgad Road

Kells, Ballymena, BT42 3HY

Offers Around £465,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

PVC double glazed front door with matching side screens. Tiled floor.

ENTRANCE HALL

Hardwood glazed internal door to with side screens. Feature mahogany staircase to first floor. Access to under stair store. Glazed door to rear hallway. Decorative cornicing and ceiling roses continuing throughout property. Tiled floor with underfloor heating continuing throughout property.

LOUNGE

17'8 x 13'7 (5.38m x 4.14m)

widest points. Twin windows to front elevation enjoying impressive views over the surrounding countryside. Solid walnut flooring. Focal point open fired with mahogany surround on granite hearth. Hardwood glazed French doors to sunroom.

FAMILY ROOM

13'9 x 12'7 (4.19m x 3.84m)

Solid oak flooring. Focal point multi-fuel stove in brick Inglenook style recess on slate tiled hearth. Hardwood glazed door to sunroom.

SUNROOM

17'11 x 9'6 (5.46m x 2.90m)

PVC double glazed French doors to patio area. Views over surrounding countryside. Vaulted ceiling. Wall mounted electric fire. Tiled floor.

DELUXE FITTED KITCHEN

19'7 x 13'4 (5.97m x 4.06m)

widest points. Deluxe solid oak kitchen with high and low level storage units and contrasting granite effect melamine

work surface. Matching island unit with granite work surface, inlaid stainless steel sink unit and breakfast bar area. Ceramic 1.5 bowl sink unit. Integrated appliances to include 'Stoves' range oven with 7 ring gas hob and extractor fan over, twin fridges and AEG dishwasher. Part tiled walls and tiled floor. Countryside views to the front.

DINING ROOM

13'9 x 13'2 (4.19m x 4.01m)

Twin windows to front elevation enjoying impressive views over the surrounding countryside. Tiled floor.

REAR HALL

Access to store. PVC double glazed rear door. Alarm panel. Tiled floor.

UTILITY ROOM

9'9 x 8'10 (2.97m x 2.69m)

High and low level storage units and contrasting work surface. Stainless steel 1.5 bowl sink unit. Space for washing machine and tumble dryer. Warmflow oil fired central heating boiler (housed). Tiled floor.

FURNISHED CLOAKROOM

Modern fitted two piece suite comprising pedestal wash hand basin and WC. Chrome towel radiator. Tiled floor.

FIRST FLOOR

LANDING

Access to floored roof space via slingsby style ladder. Access to hot press. Tiled floor.

PRINCIPAL BEDROOM

17'7 x 12'6 (5.36m x 3.81m)

Twin windows to front elevation enjoying impressive views over the surrounding countryside.

EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, floating vanity unit with his and

hers sinks and WC. Chrome towel radiator. Fully panelled walls to shower and tiled floor.

BEDROOM 2

13'9 x 13'8 (4.19m x 4.17m)

Twin windows to front elevation enjoying impressive views over the surrounding countryside. Wall to wall fitted wardrobes with mirrored doors. Wood laminate floor covering.

BEDROOM 3

12'10 x 11'11 (3.91m x 3.63m)

Integrated wardrobes. Velux window. Wood laminate floor covering.

BEDROOM 4

12'10 x 10'5 (3.91m x 3.18m)

Integrated wardrobes. Velux window. Wood laminate floor covering.

DELUXE FAMILY BATHROOM

Modern fitted four piece suite comprising freestanding claw-footed roll top bath, shower cubicle with mains shower over, wash hand basin and WC. Towel rail. Fully tiled walls to shower and tiled floor. Velux window.

EXTERNAL

Expansive gardens in lawn to front, side and rear with wide array of mature trees and shrubs and paved patio areas in

Tobermore stone.

Separate rear patio/yard area.

Large sweeping driveway in tarmac with entrance pillars, and cast iron entrance gates.

Far reaching countryside views.

PVC fascia, soffits and rainwater goods.

Outside hot and cold water taps. Lighting.

Hardcore yard area with separate gated access off the Kilgad Road.

Vegetable patch area. Timber shed.

DETACHED QUADRUPLE GARAGE

38'5 x 23'0 (11.71m x 7.01m)

Electrically operated twin roller shutter doors. Separate PVC service door. Concrete flooring. Access to WC. Power and light. PV Solar panels to roof. Stairwell to first floor games room/office area:

GAMES ROOM/OFFICES

(Currently partitioned into 3 separate areas). Triple Velux windows. Power and lighting.

PREFAB METAL TRIPLE GARAGE

39'3 x 23'0 (11.96m x 7.01m)

Triple electrically operated roller shutter doors. Separate service door. Concrete base. Power and light.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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