



26 Carnstroan Road

Broughshane, Ballymena, BT42 4PE

Offers Around £425,000



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GROUND FLOOR

Entrance Porch

Composite front door with original stained glassed internal door. Tiled flooring.

Hallway

Composite back door. Tiled flooring.

Living Room

13'7" x 12'7" (4.15 x 3.85)

Multi fuel stove. Fitted book shelves. Ceiling coving.

Utility Room

9'4" x 12'6" (2.87 x 3.82)

High and low level units. Stainless steel sink. Plumbed for washing machine. Period fireplace. Tiled flooring.

Cloak Room

LFWC and WHB. Tiled flooring.

Kitchen / Dining Room

23'6" x 12'7" (7.17 x 3.84)

Hand made solid wood painted high and low level units with display cabinets. Granite worktops. Stainless steel Frankie sink. Space for multi fuelled Range Cooker and Fridge/Freezer. Plumbed and space for dishwasher. Family dining area. Multi fuel stove set within period fireplace. Engineer oak flooring.

Lounge

18'1" x 17'1" (5.52 x 5.22)

Contemporary multi fuel stove. Floor to ceiling corner window. Wall lighting. Sliding doors leading to decking area. Solid engineered oak flooring. Stairs leading mezzanine office area.

Mezzanine Office

18'1" x 17'1" (5.52 x 5.22)

Picture window. Recessed stair lights. Fitted desk with network trunking. Spot lights.

FIRST FLOOR

Landing

Under stair cupboard.

Bedroom 1 - Front

12'1" x 12'7" (3.69 x 3.85)

Period fireplace. Picture dado.

Bedroom 2 - Rear

11'1" x 12'7" (3.38 x 3.85)

Bedroom 3 - Front

12'11" x 12'7" (3.95 x 3.84)

Period fireplace.

Walk In Robe

Shelved and railed.

En-suite

WC, WHB and double tray shower. Wooden flooring.

Family Bathroom

6'2" x 12'7" (1.90 x 3.85)

Refitted large bath with shower over. WC and WHB. Hotpress cupboard. Tiled splashback.

SECOND FLOOR

Landing

Bedroom 4 - Side

9'8" x 12'7" (2.96 x 3.84)

Velux style window. Eaves access.

Bedroom 5 - Side

9'8" x 12'6" (2.97 x 3.83)

Velux style window. Eaves access.

OUTSIDE

Garage 1

18'0" x 23'3" (5.5 x 7.1)

OFCH Boiler. Bore hole water system. Power and lighting.

Garage 2

18'0" x 15'3" (5.5 x 4.66)

Power and lighting.

Floored Loft (Studio)

22'11" x 38'10" (7.00 x 11.85)

Open plan floored loft area currently fitted out as a studio. Kitchen area with high and low level units and stainless steel sink. Hob and oven. Multi fuel Stove. Area for a bed. Shower room with LFWC, WHB and shower unit.

GARDENS

Extensive gardens (c. 0.6acres) laid in lawns and

mature shrubs. Stone walled BBQ area and decking area off Lounge.

General Notes:

Solar panels are owned outright and provide Hotwater, there are no ROC payments. The water is sourced from an on site bore hole with pump and filtration system. Sewage is dealt with by way of septic tank within the property curtilage. All windows are uPVC double glazed.



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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