



## 6 Station Road, Ballymena, BT42 3JJ

Offers in the region of £190,000



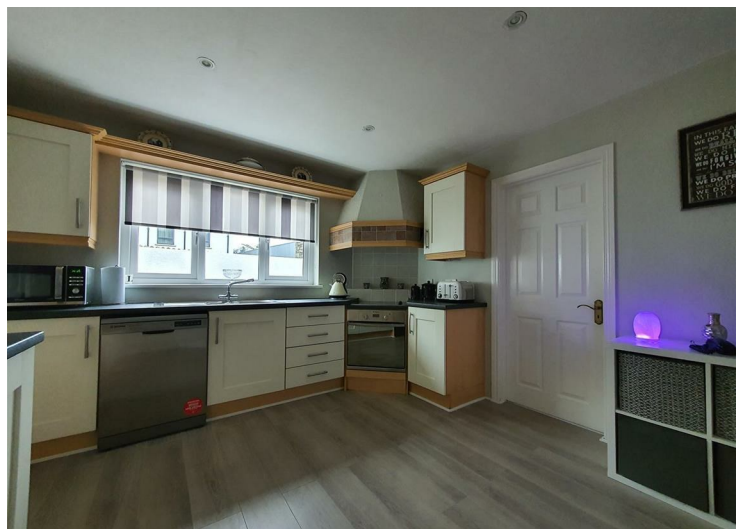
Located in the heart of the historic village of Kells, this spacious four bedroom detached house offers family size living accommodation in a very convenient location.

Within easy walking distance from local shops and amenities and ample off street parking by the garage, this property should appeal to those seeking an easily maintained family home.

Viewing is strictly by appointment through agents.

## Property Features

- Detached House in the heart of Kells village
- Two formal reception rooms
- Modern fitted Kitchen with a separate Utility Room off
- Fitted cloakroom
- Four well proportioned first floor bedrooms
- Family Bathroom fitted with a contemporary suite
- Oil fired heating system
- PVC double glazed external doors and windows
- Large attached garage with ample parking space to the front of the garage
- Fully enclosed rear yard, finished in pavia brick with gated access to the front



## Accommodation

(Dimensions and Areas are approximate)

### GROUND FLOOR

#### Entrance Hall 11'7" x 6'2" (3.55 x 1.88)

PVC front door and side lights. Under stairs storage. Wood effect laminate flooring.

#### Living Room 23'5" x 11'8" (7.15 x 3.57)

Inset multi fuel stove on a slate tiled hearth. Tiled floor.

#### Family Room 11'7" x 11'4" (3.55 x 3.46)

Open fire in an Adam styled fireplace surround with a tiled hearth. Wood effect laminate flooring.

### Kitchen

Fitted with a range of eye and low level units. Formica worktops. Integrated oven and hob with an integrated extractor fan over. Plumbed for a dishwasher. Space for fridge/freezer. Wood effect laminate flooring. Recessed ceiling lighting.

#### Utility Room 8'0" x 5'6" (2.45 x 1.68)

Fitted with eye and low level units. Formica worktop. Stainless steel sink. Plumbed for washing machine with space for a tumble dryer. Wood effect laminate flooring. PVC back door.

#### Cloakroom 5'6" x 2'11" (1.68 x 0.90)

Fitted with a WHB and W/C. Tiled splashback areas. Tiled floor.

### FIRST FLOOR

#### Landing 15'10" x 6'2" (4.84 x 1.88)

**Bedroom 1 11'8" x 9'8" (3.58 x 2.96)**

**Bedroom 2 11'7" x 10'8" (3.55 x 3.27)**

**Bedroom 3 11'8" x 10'8" (3.57 x 3.27)**

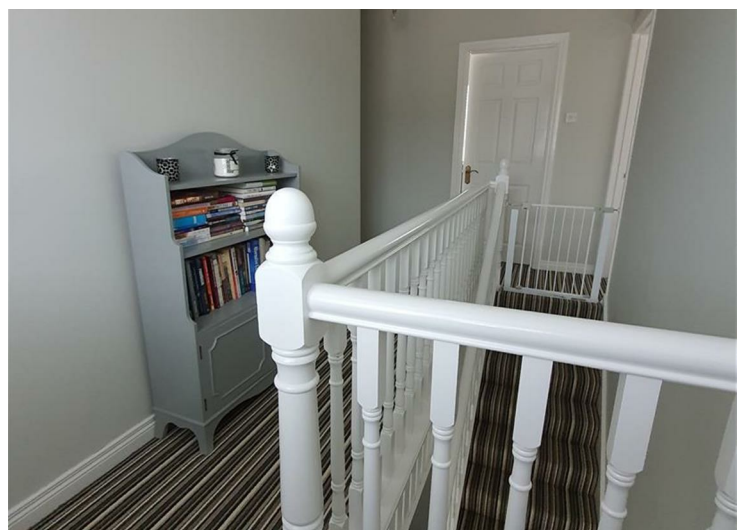
**Bedroom 4 8'1" x 7'2" (2.48 x 2.19)**

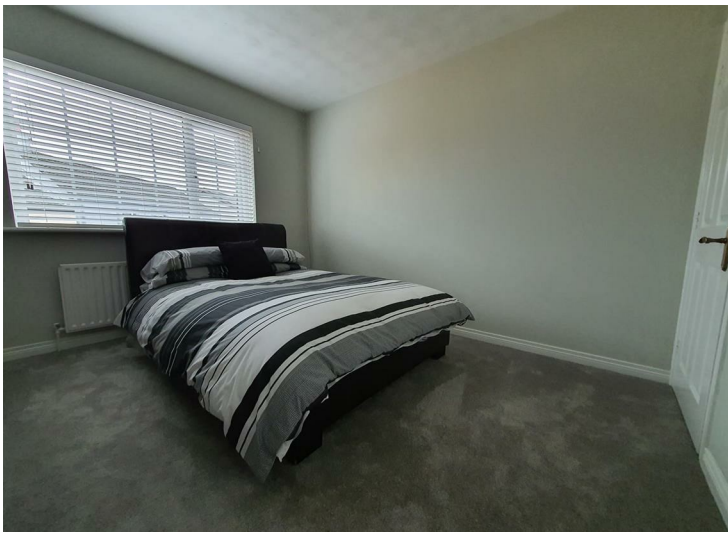
**Bathroom 8'9" x 8'1" (2.68 x 2.47)**

## **OUTSIDE**

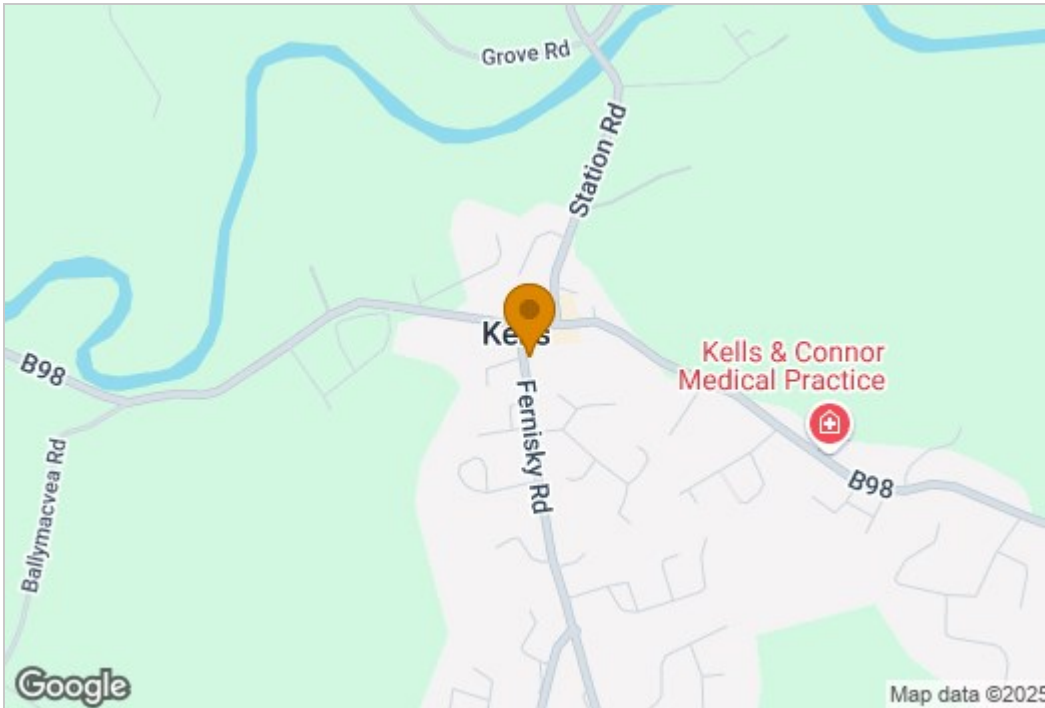
**Garage 18'10" x 12'5" (5.75 x 3.8)**

Pavia brick driveway to the side with parking area for 2/3 cars. Fully enclosed back yard with gated entrance to the side. Pavia brick patio area with flower beds, finished in bark.

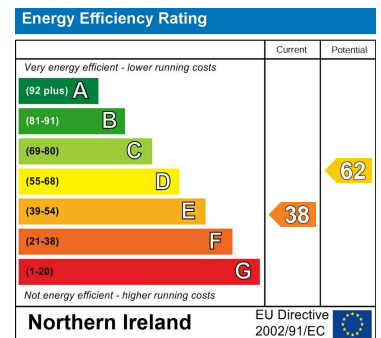




## Area Map



## Energy Efficiency Graph



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