



83 Tildarg Road

Kells, Ballymena, BT42 3NY

Offers Around £485,000



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GROUND FLOOR

Entrance Hallway

Double doored entrance hall. Vaulted ceiling. Solid oak flooring.

Lounge

19'7" x 16'4" (5.97 x 5.00)

Open fire within inglenook with sandstone fireplace .

Bedroom 1

12'1" x 11'4" (3.69 x 3.47)

En-suite Shower Room

2.47 x 1.50

LFWC and WHB. Quadrant shower. Tiled flooring.

Living Room

26'9" x 12'4" (8.17 x 3.78)

Vaulted ceiling. Recessed multi fuel stove. Tiled flooring.

Kitchen / Family Dining

24'10" x 14'0" (7.58 x 4.28)

Solid wood high and low level units with granite worktops. Double recessed sink. Dual fuel; Aga range (Oil and Electricity) set within inglenook. Tiled splashback within inglenook. Central island with granite worktop and salad sink, units and drawers and breakfast bar overhang. Pantry cupboard. Integrated fridge/freezer. Integrated dishwasher. Microwaves cupboard.

Family Dining area with space for large family dining table. Double patio doors leading to extensive decked patio.

Utility Room

10'9" x 7'6" (3.28 x 2.30)

High and low level units. Stainless steel sink. Plumbed for washing machine and space for tumble dryer. OFCH boiler. Back door. Tiled flooring.

Cloak Room

3'10" x 7'6" (1.18 x 2.30)

LFWC and WHB. Tiled flooring.

FIRST FLOOR

Landing

Mistral style gallery. Walk in hotpress cupboard.

Bedroom 2

16'2" x 16'4" (4.93 x 5.00)

Bedroom 3

19'8" x 16'4" (6.00 x 5.00)

Bedroom 4

11'6" x 12'4" (3.52 x 3.78)

Family Bathroom

7'9" x 12'2" (2.38 x 3.71)

Bath, WHB, LFWC and Quad shower. 1/2 wall panelling.

Bedroom 5

16'8" x 14'0" (5.10 x 4.28)

Built in robes.

En-suite Shower Room

7'9" x 8'9" (2.38 x 2.69)

Double WHB. LFWC and Quadrant shower.

OUTSIDE

Detached Double Garages

17'4" x 22'11" (5.30 x 7)

Electric roller doors, power and lighting. First floor games room area/home office.

Gardens

Substantial gardens laid in lawns. Tarmacked gated driveway with lighting. Electricity connection at the entrance gates. Large decked patio /BBQ area which takes full advantage of the afternoon and evening sun. Tarmacked parking areas to the rear of the house. Bin Store / Drying area. Oil tank.

Fields

Circa 4.5 acres of grazing lands held in one block with road frontage. The lands are livestock fenced and in good heart.

For the avoidance of any doubt the lands will NOT be sold separately from the house.



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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