

## 4 Tobar Court, Cullybackey, Ballymena, BT42 1AU



### PRICE Offers Over £144,950

Nestled in the charming village of Cullybackey, Ballymena, this delightful semi-detached house at Tobar Court offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. The layout of the home is designed to maximise space and light, creating a bright and airy environment throughout.

Cullybackey is known for its friendly community and picturesque surroundings, making it an excellent choice for those looking to settle in a peaceful yet accessible location. Local amenities, including shops and schools, are within easy reach, providing everything you need for everyday living.

This property presents a wonderful opportunity for anyone looking to establish a home in a desirable area. With its appealing features and convenient location, Tobar Court is a must-see for prospective buyers or renters alike. Don't miss the chance to make this lovely house your new home.

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## FEATURES

- Entrance Hall with wood laminate flooring / Staircase to first floor / Two panel glass door too;
- Kitchen with informal dining / Full range of two tone 'contemporary' style high and low level units
- Integrated oven / hob / dishwasher and space for an 'American' style fridge freezer
- Separate utility room with a full range of cream coloured high and low level units
- Large living room 17'8" x 11'2" with feature open fire
- Ground floor WC
- Three well proportioned bedrooms
- Four piece family bathroom to include a panel bath and enclosed shower unit
- Fully enclosed rear garden offering excellent privacy and sun orientation
- PVC soffits, fascias and external doors / Oil-fired central heating

## ACCOMMODATION

PVC soffits and fascia boards. Double glazed windows and external doors.

### OUTSIDE FRONT

Brick pavia drive with space for two cars. Mixed stone bedding. Outside light.

### ENTRANCE HALL

PVC double glazed door to welcoming entrance hall. Wood laminate flooring. Stair case to first floor with moulded hand rail. Electric meter cupboard. Double radiator. Two panel glass door to:

### KITCHEN INTO INFORMAL DINING

**18'4" x 17'7" (5.598 x 5.381)**

Fully fitted range of contemporary style two tone handleless high and low level kitchen units with contrasting work tops and splash back boards. Matching one and a half bowl white sink unit with chrome mixer tap. Integrated appliances to include a four ring halogen hob with stainless steel over head pyramid style extractor fan. Low level double oven and grill, slimline dish washer. Space for American fridge freezer with surrounding units. Storage cupboard. Wood laminate floor. Double radiator. Door leading to:

### REAR HALL

Under stair storage cupboard. Wood laminate floor. PVC double glazed door to rear. Feature wood wall panelling.

### UTILITY ROOM

**8'7" x 7'7" (2.629 x 2.328)**

Fully tiled range of country style "cream" high and low level units with complimentary work tops. Single drainer stainless steel sink unit with chrome mixer tap. Space for washing machine and tumble dryer. Fully tiled floor. Single radiator.

## GROUND FLOOR WC

White suite comprising a mid flush WC and wall mounted wash hand basin with chrome hot and cold taps.

## LIVING ROOM

17'8" x 11'2" (5.396 x 3.413)

Feature fire with ornate cast iron surround, cast iron inset and tiled hearth. Also featuring a back boiler. Wood laminate floor. Two double radiators.

## FIRST FLOOR

Access to loft. Hot press with insulated copper and shelved storage. Single radiator.

## BEDROOM 1

11'9" x 9'9" (3.596 x 2.975)

Integrated storage cupboard. Single radiator.

## BEDROOM 2

11'3" x 10'3" (3.443 x 3.136)

Integrated storage cupboard. Single radiator.

## BEDROOM 3

15'9" x 8'1" (4.826 x 2.488)

Single radiator.

## BATHROOM

7'5" x 6'5" (2.282 x 1.959)

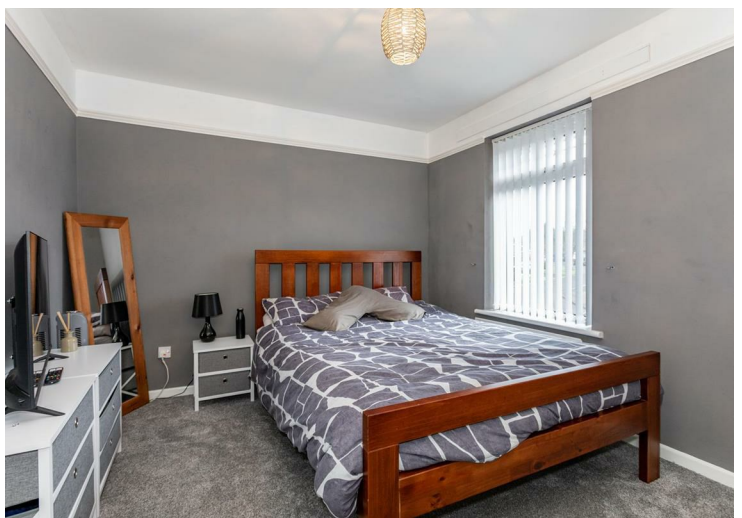
Modern white suite comprising a panel bath with chrome mixer and shower attachment. Fully enclosed shower unit with "Mira Sport" thermostatic shower, partially glazed sliding doors and PVC wall cladding. Wall mounted wash hand basin with "monobloc" chrome mixer tap and storage below. Integrated push button WC. Full PVC wall cladding. Chrome towel radiator.

## OUTSIDE REAR

Fully enclosed rear garden offering excellent privacy and sun orientation. Mostly paved. Raised mix stone bedding. Raised timber decking. Brick built boiler house. PVC oil tank. Outside tap and light. Fenced storage area with gate and 6 Ft timber fencing.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>62</b>
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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