



6 Ambleside, Ballymena, BT42 1RQ

Offers in the region of £325,000



Located in a quiet and well regarded residential development off the Shellinghill Road, Cullybackey, this spacious detached four bedroom property offers family size living accommodation (circa 2,000 sq ft) in pleasant surroundings.

Well cared for and maintained by its present owners, this home boasts three formal reception rooms plus conservatory, a spacious kitchen and utility room, four well proportioned bedrooms (master with en-suite) and a large family bathroom. The elevated south facing aspect to the rear lends the property an excellent degree of privacy, with mature gardens to the front and rear.

Viewing is essential to fully appreciate this property has to offer, however this is strictly via prior appointment with the agent.

Property Features

- Spacious detached house circa 2,000 sq ft
- Three formal reception rooms plus south facing conservatory
- Spacious kitchen and utility room
- Four well proportioned first floor bedrooms, master with en-suite
- Large family bathroom
- Oil fired heating system
- PVC double glazed windows. The conservatory double glazed hardwood windows
- Front garden, laid in lawn with an asphalt driveway
- Fully enclosed rear garden, with a south aspect and an excellent degree of privacy
- Convenient to local shops and within easy driving distance of Ballymena

Accommodation

(Dimensions and Areas are approximate)

Ground Floor

Entrance Hall 20'2" x 6'8" (6.15 x 2.05)

PVC front door. Solid wood flooring.

Living Room 17'6" x 11'8" (5.34 x 3.57)

Marble fireplace surround and hearth with a gas fire inset. French doors into dining room. Ceiling coving and centre rose.

Dining Room 11'8" x 12'3" (3.57 x 3.75)

Solid wood flooring. French doors into Living Room. Sliding doors into conservatory. Ceiling coving and centre rose.

Conservatory 12'2" x 11'3" (max) (3.73 x 3.43 (max))

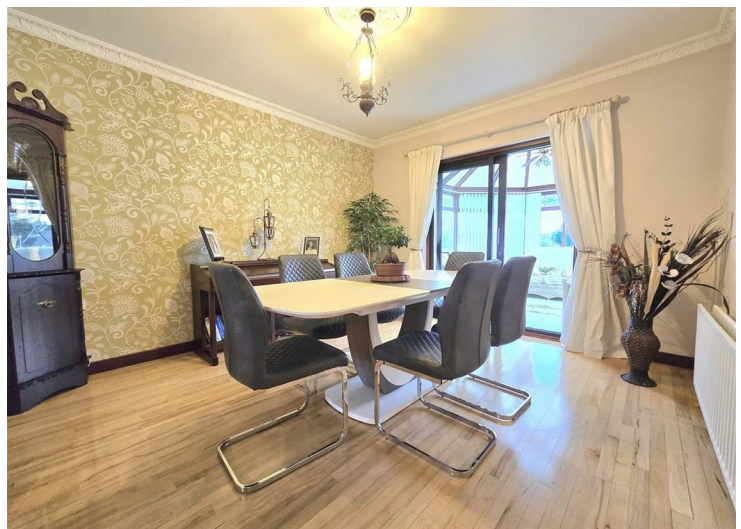
Tiled floor. Patio door opening to the rear. Double glazed hardwood windows.

Cloak Room 8'4" x 4'1" (2.55 x 1.27)

Fitted with a WC and wash hand basin, tiled splash back areas. Solid wood flooring.

Sitting Room 14'6" x 10'7" (max) (4.44 x 3.24 (max))

Adam style fireplace surround with cast iron inset and tiled hearth. Electric inset fire.



Kitchen 13'11" x 10'7" (4.26 x 3.25)

Fitted with a range of eye and low level units. Laminate work surfaces with tiled splash back areas over. Integrated hob and oven, with integrated extractor fan over. 1 1/2 bowl stainless steel sink. Integrated fridge. Centre island with breakfast bar and low level storage. Wood effect laminate flooring.



Utility Room 11'0" x 9'0" (max) (3.36 x 2.76 (max))

Fitted with a range of eye and low level units, laminate work surfaces with tiled splash back areas over. Space for under counter dish washer, washing machine and tumble dryer. Built in cloak store. PVC Back door.

First Floor

Landing 21'10" x 7'1" (max) (6.66 x 2.17 (max))

Walk in wardrobe, eaves storage. Walk in hot press.

Bedroom 1 14'9" x 13'0" (4.51 x 3.98)

Plus built in mirrored sliding wardrobes.



Bedroom 2 13'0" x 11'3" (3.97 x 3.43)

En suite.

En Suite 6'6" x 6'2" (2.0 x 1.88)

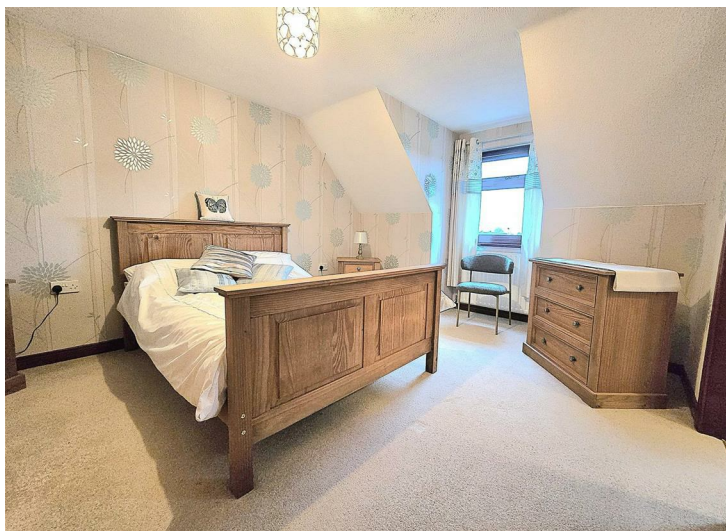
Fitted with a shower cubicle, WC and wash hand basin. Tiled splash back areas.

Bedroom 3 11'7" x 10'7" (3.54 x 3.25)

Bedroom 4 11'5" x 10'2" (3.5 x 3.12)

Bathroom 11'7" x 9'5" (3.54 x 2.88)

Fitted with a bath, shower cubicle with electric shower, wash hand basin, WC and bidet. Tiled floor to ceiling.



Outside

Mature, well proportioned gardens to the front and rear.

Front garden laid in lawn, with an asphalt driveway and ample space for car parking.

Fully enclosed rear garden, with an elevated south facing aspect and an excellent degree of privacy.

Laid in lawn with an elevated patio area adjacent to the south facing conservatory.

Garage 19'8" x 11'2" (6.0 x 3.42)

Automatic Roller Door. Pedestrian Door to Utility Room. Oil boiler. Lights and power.





Area Map



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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