

**simonBRIEN**  
RESIDENTIAL

228 Finvoy Road,  
Ballymoney, BT53 7JT



Asking Price £360,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)





## KEY FEATURES

- Attractive Detached Family Home Constructed Circa 2003
- Deceptively Spacious & Well Appointed Accommodation
- Four Generous Bedrooms
- Three Reception Rooms Plus Games Room
- Modern Fully Fitted Kitchen With Casual Dining Area
- Family Bathroom & Downstairs Shower Room
- Separate Utility Room
- Integral Double Garage With Study Area
- Oil Fired Central Heating
- PVC Double Glazing
- Alarm System Installed
- Private Wooded Site Extending To Approximately 2 Acres With Excellent Parking Facilities
- Popular & Convenient Semi-Rural Location Approximately 1 Hour From Belfast & A Short Drive From Ballymoney Town Centre

## SUMMARY

Constructed in 2003 the property is exceptionally well positioned enjoying a semi-rural location and is yet within comfortable commuting distance of Belfast, which is approximately 1 hour away, Ballymoney town with its excellent range of schooling and local amenities, and a short drive from all of the attractions of the North Coast.

The property itself is well presented and well appointed accommodation providing a four bedroom layout, together with three reception rooms, games room, together with modern fully fitted kitchen, bathroom and downstairs shower room.

In addition, the property is positioned on an exceptional wooded site extending to approximately 2 acres with integral double garage and generous parking.

Likely to be of interest to the growing family. Viewing is by private appointment through our South Belfast office on 028 9066 8888.



## ACCOMMODATION

### GROUND FLOOR

Hardwood door leading to:

#### ENTRANCE HALL:

**16' 0" x 9' 0" (4.88m x 2.74m)**

Tiled floor.

#### FAMILY ROOM:

**18' 0" x 13' 2" (5.49m x 4.01m)**

Double doors to side. Oak flooring.  
Low voltage lighting. Corniced ceiling.





**LIVING ROOM:****22' 6" x 15' 6" (6.86m x 4.72m)**

Multi-fuel burning stove. Oak flooring.

**KITCHEN WITH CASUAL DINING:****20' 0" x 13' 5" (6.1m x 4.09m)**

Excellent range of high and low level units. Recessed for cooker. Integrated dishwasher. Recessed for fridge/freezer. 1.5 bowl stainless steel sink unit. Ceramic tiled floor. Open to:

**DINING ROOM:****12' 5" x 11' 5" (3.78m x 3.48m)****REAR HALLWAY:**

Storage cupboard.

**SHOWER ROOM:**

Shower enclosure. Low flush WC. Pedestal wash hand basin.

**UTILITY ROOM:****11' 4" x 9' 0" (3.45m x 2.74m)**

Excellent range of high and low level units. Single drainer sink unit. Oven and hob. Washing machine.

**INTEGRAL DOUBLE GARAGE:****23' 3" x 22' 6" (7.09m x 6.86m)**

Twin roller door. Light and power. Oil fired boiler.

**STUDY AREA:****17' 3" x 7' 5" (5.26m x 2.26m)**





## FIRST FLOOR

### LANDING:

20' 0" x 9' 0" (6.1m x 2.74m)

Hotpress.

### GAMES ROOM:

22' 9" x 14' 3" (6.93m x 4.34m)

### BEDROOM (1):

15' 7" x 14' 7" (4.75m x 4.44m)

Range of fitted units.

### BEDROOM (2):

16' 6" x 9' 5" (5.03m x 2.87m)

Built-in cupboard. Laminate floor.

### BEDROOM (3):

14' 0" x 10' 5" (4.27m x 3.18m)

Laminate floor.

### BEDROOM (4):

11' 5" x 8' 9" (3.48m x 2.67m)

Laminate floor.







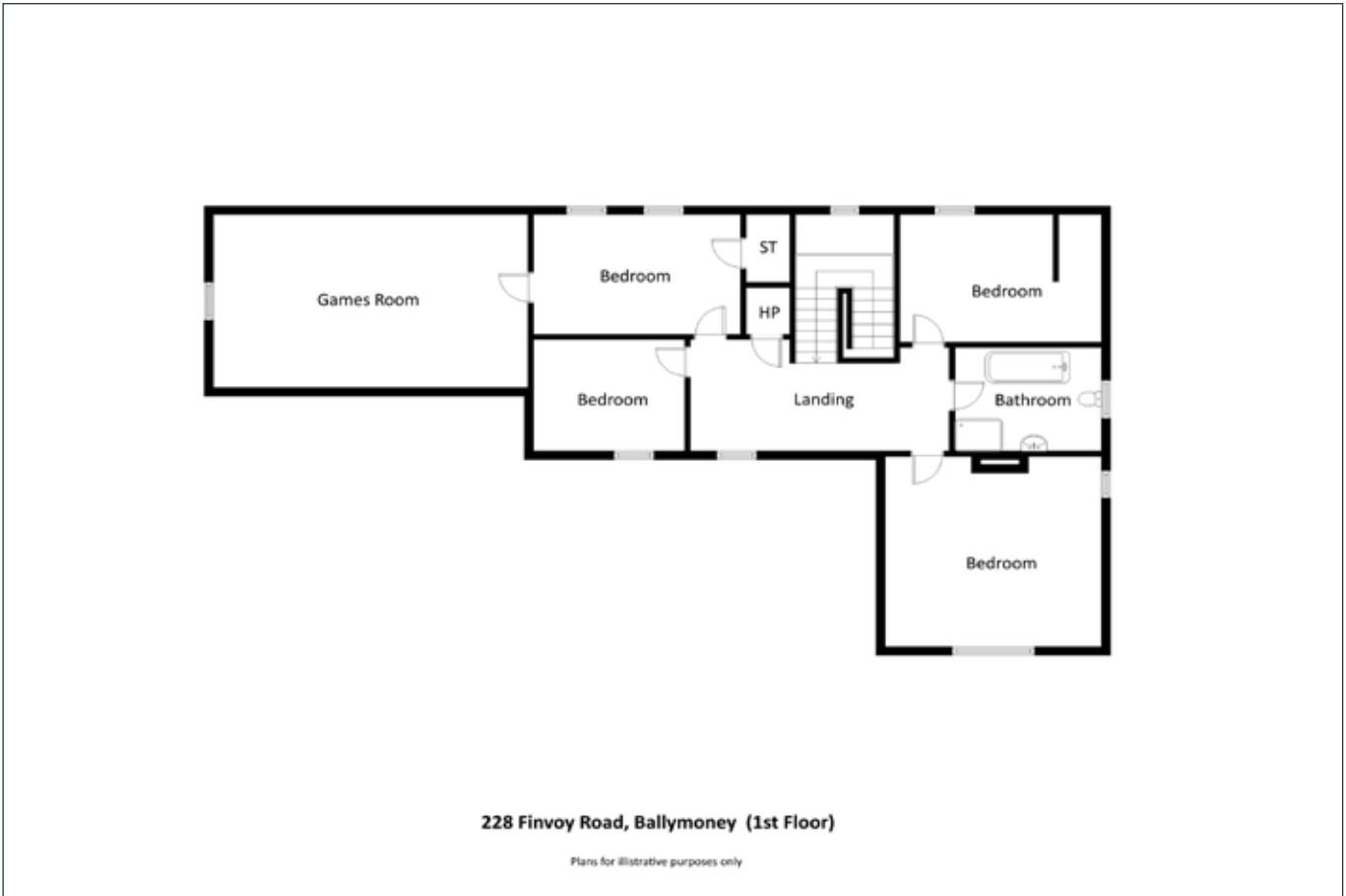
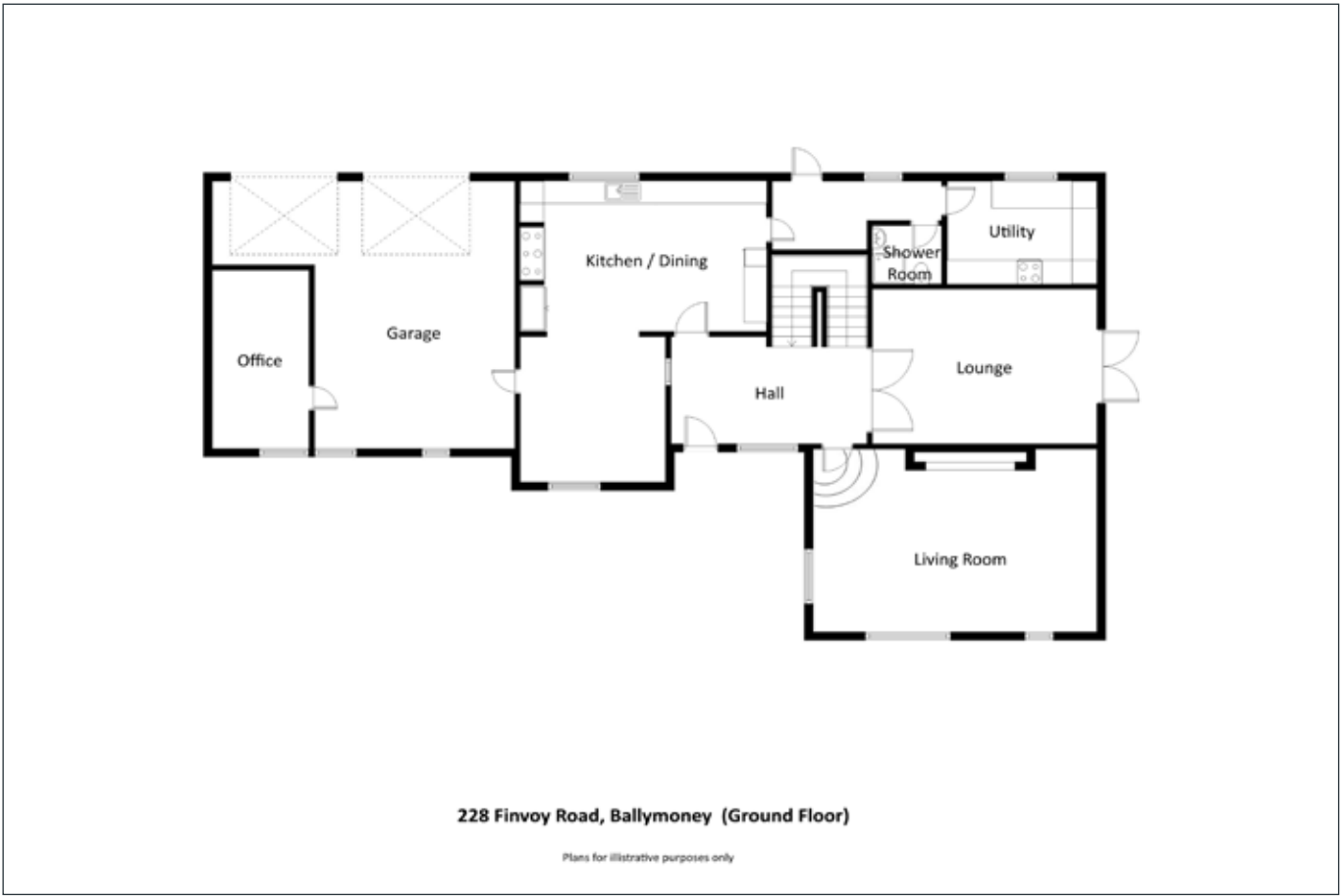
#### **BATHROOM:**

White suite comprising raised panel bath with mixer taps and telephone hand shower. Low flush WC. Pedestal wash hand basin. Separate shower enclosure.

#### **OUTSIDE**

Generous site extending to 2 acres laid predominately in lawns with sweeping driveway and generous parking.







# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/J/20/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56   D	72   C
39-54	E		
21-38	F		
1-20	G		

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