



## 80 Rosses Farm Sourhill Road, Ballymena, BT42 2SH

**Offers Over  
£265,000**

We are delighted to offer for sale this spacious detached family home which is located in a popular development just off the Sourhill road, Ballymena which is within easy reach of nearby schools, shops and main commuter routes.

The property comprises entrance hall, large open plan lounge / dining, sun room, family room and a fitted kitchen with built in oven & hob, space for appliances and access to a separate utility room with side door to garden.

Upstairs there are four bedrooms, master with dressing room and ensuite and a separate family bathroom with white bathroom suite.

Other benefits include oil heating and PVC double glazing.

Outside there is driveway leading to an integral garage, garden to front, and a fully enclosed garden to rear in lawn with patio area.

**Early viewing recommended !!**

# 80 Rosses Farm

## Sourhill Road, Ballymena, BT42 2SH



- Detached Family Home
- Four Bedrooms Master Ensuite
- Two ReceptionS & Sunroom
- Fitted Kitchen & Utility
- Downstairs WC
- White Bathroom Suite
- Pvc Double Glazing & Oil
- Integral Garage

### GROUND FLOOR

#### ENTRANCE HALL

5'2" x 15'3" (1.57 x 4.65)  
Hardwood front door with glazed side panels, balustrade staircase, laminate strip wood floor, with:

#### DOWNSTAIRS WC

5'6" x 2'7" (1.68 x 0.79)  
Understairs WC with wash hand basin.

#### LOUNGE / DINING

27'3" x 13'8" (8.31 x 4.17)  
Laminate strip wood floor, feature wood burning stove, television and telephone point.  
Leading to:

#### SUN ROOM

9'11" x 10'11" widest point (3.02 x 3.33 widest point)  
PVC double glazed double doors to paved area in garden. Feature vaulted ceiling.

#### KITCHEN

14'9" x 11'5" (4.50 x 3.48)  
Good range of high and low level units, stainless steel one and a half bowl sink unit, integrated oven and gas hob, and fully tiled floor. Breakfast bar.  
Through to:

#### FAMILY ROOM

12'10" x 11'11" (3.91 x 3.63)  
Laminate strip wood floor, television point.

### UTILITY ROOM

8'11" x 7'9" (2.72 x 2.36)  
Plumbed for washing machine, high and low level units, stainless steel single drainer sink unit.

### FIRST FLOOR

#### LANDING

10'0" x 8'1" (3.05 x 2.46)  
Hotpress and access to floored roofspace.

#### MASTER BEDROOM

16'5" x 12'10" (5.00 x 3.91)  
Laminate strip wood floor. Open to:

#### DRESSING ROOM

11'2" x 6'7" (3.40 x 2.01)

#### ENSUITE

5'10" x 11'3" (1.78 x 3.43)  
White suite comprising centre flush wc, pedestal wash hand basin and power shower.

#### BEDROOM 2

11'6" x 13'7" (3.51 x 4.14)  
Laminate strip wood floor.

#### BEDROOM 3

11'0" x 13'2" (3.35 x 4.01)  
Laminate strip wood floor.

#### BEDROOM 4

10'8" x 8'2" at widest point (3.25 x 2.49 at widest point)  
Laminate strip wood floor.

### BATHROOM

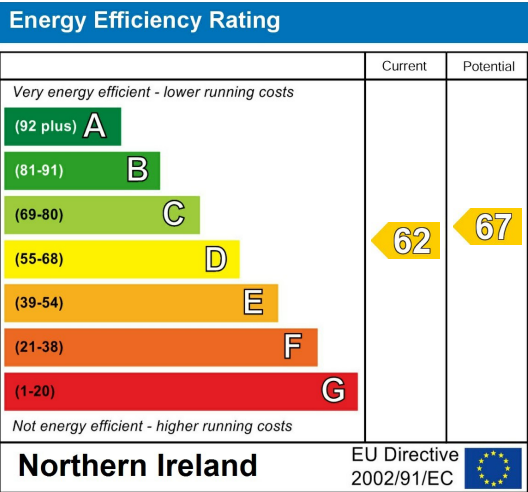
10'2" x 8'3" (3.10 x 2.51)  
White suite comprising centre flush wc, bath with tile surround and overhead shower, and pedestal wash hand basin.

### ATTACHED GARAGE

16'6" x 13'3" (5.03 x 4.04)  
Roller shutter door, power and light.

### OUTSIDE

South west facing rear garden laid in lawn, enclosed by wooden fence and mature hedges. Storage shed. Water proof power socket. Lights and taps. Brick gas cylinder enclosure. Driveway to the front of the property.







**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

UPS Financial Services Limited is an Appointed Representative of Stonebridge Mortgage Solutions Ltd, which is authorised and regulated by the Financial Conduct Authority, Registered Business Address:

UPS Financial Services LTD, 132 Great Victoria Street, Belfast, Co Antrim, N Ireland, BT2 7BG | Company Number NI621521 | Registered in Northern Ireland

H110837

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)  
©Ulster Property Sales is a Registered Trademark