

**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent: R. Benson & Son**  
 9 Dunmore Street, Coleraine  
 Tel. 028 703 43677/21133  
[www.rbensonandson.com](http://www.rbensonandson.com)

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



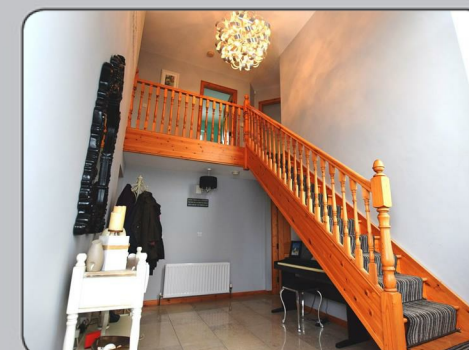
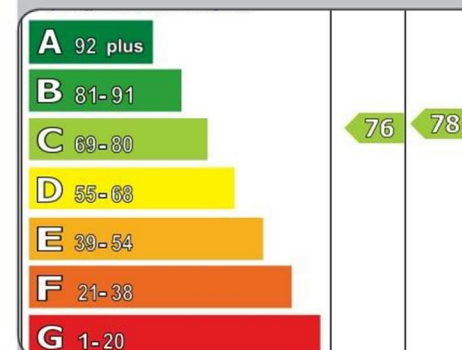
**BENSON'S**  
 ESTATE AGENTS, FARM SALES, AUCTIONEERS & PROPERTY CONSULTANTS

Offers around  
 £249,950



**94 Drones Road, Ballymoney, BT53 8XA**

- Stunning Detached Country Residence
- Spacious family accommodation comprising 4 bedrooms, 3 receptions
- Attractive open plan kitchen/dining/family area
- Immaculately presented and superb level of finish throughout
- Picturesque views overlooking rolling countryside
- Convenient location within a short drive of the new Frosses Road By-pass
- Additional lands may be available



[www.rbensonandson.com](http://www.rbensonandson.com) • 9 Dunmore Street Coleraine • T. 028 703 43677/21133

## THE PROPERTY COMPRISES:

This stunning 4 bedroom, 3 reception detached residence occupies a prime elevated site with picturesque views overlooking the rolling countryside. Finished to the highest standard throughout by the current owners and offering spacious family accommodation, interest is sure to be high and viewing comes highly recommended by the selling agent.

### Ground Floor - Reception Hall:

Spacious reception hall with tiled floor and telephone point.

### Open Plan Kitchen/Dining/Living Area:

24'2 x 22'9 (7.37m x 6.93m)

(L-shaped)

Fully fitted with extensive range of eye and low level bespoke 'Shaker' style units, pelmet with concealed under lighting, half tiled around worktops, 1 1/2 bowl stainless steel sink unit, plumbed for dishwasher, space for fridge freezer, space for electric range style cooker, built-in cooker hood with extractor fan; feature centre island with built-in wine rack, breakfast bar and storage, tiled floor and French doors leading to -:

### Sun Room:

15'7 x 12'7 (4.75m x 3.84m)

With cast iron multi-fuel stove with tiled surround, tiled floor, TV point and French doors leading to rear.

### Rear Porch:

With tiled floor and cloaks.

### Utility Room:

7'4 x 6'4 (2.24m x 1.93m)

With low level units, stainless steel sink unit, plumbed for automatic washing machine and tiled floor.

### Shower Room:

Comprising PVC clad mains shower cubicle, wash hand basin with tiled splash back, WC, extractor fan and tiled floor.

### Lounge:

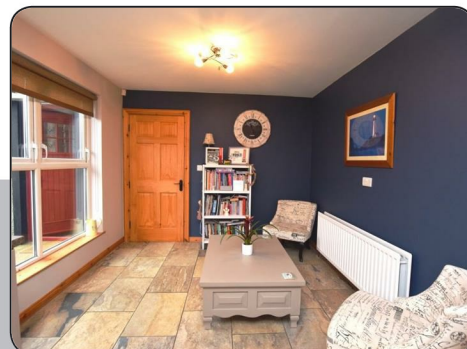
17'6 x 12'3 (5.33m x 3.73m)

With feature sandstone fireplace with granite inset, granite hearth and open fire, semi solid wood flooring, TV point and telephone point.

Staircase leading to -:

### First Floor - Minstrel Gallery Style Landing:

With hotpress.





#### Master Bedroom:

15'7 x 12'7 (4.75m x 3.84m)

With vaulted ceiling, velux window and ensuite comprising PVC clad electric shower cubicle, wash hand basin with vanity unit, PVC clad walls, tiled floor and extractor fan.

#### Dressing Room:

8'3 x 6'1 (2.51m x 1.85m)

(to widest points)

#### Bedroom 2:

12'7 x 11'0 (3.84m x 3.35m)

#### Bedroom 3:

13'2 x 12'7 (4.01m x 3.84m)

#### Bedroom 4:

12'7 x 10'6 (3.84m x 3.20m)

#### Bathroom:

With suite comprising bath with tiled splash back, fully tiled walk-in shower cubicle, wash hand basin with tiled splash back, WC and tiled floor.

#### Detached Double Garage:

25'2 x 20'1 (7.67m x 6.12m)

With dual roller doors, pedestrian door, power and light.

Property approached via a sweeping stoned driveway with extensive gardens to front, side and rear laid in lawn. Paved patio area to rear, fully enclosed by mature hedging and close board fencing. Outside lights and tap.

