

60B Tildarg Road, Kells BT42 3NY



PRICE Offers Over £575,000

This immaculately presented detached family home (c.3500 sq.ft) is located on the Tildarg Road, Kells, Ballymena. Sitting on a prime site of circa 1 acre with a four car garage, an additional 6 acres of adjacent agricultural land is available in a separate lot if required. and far reaching views over the surrounding countryside this property would be ideally suited to a wide range of buyers including those from an equestrian background, someone looking to run a business from home or a young or establish family.

Internally the property comprises an entrance hall, four bedrooms three with access to en-suites, three reception rooms, kitchen with informal dining area, utility room, furnished cloakroom. gallery style landing and family bathroom.

Externally the property benefits from a front and side garden in lawn, elevated patio area, private driveway, spacious rear yard, four car garage with games room/annex above, unfinished stable block and access to additional agricultural land that is available if required.

Early viewing highly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

- **Immaculately Presented Detached (c.3500 sq.ft)**
 - **Four Bedrooms; Three En-Suite**
 - **Three Reception Rooms**
 - **Luxurious Fitted Kitchen With Informal Dining Area**
 - **Utility Room; Furnished Cloakroom**
 - **Family Bathroom**
 - **Four Car Garage With Games Room Above, Private Driveway**
 - **PVC Double Glazing; Oil Central Heating**
 - **Additional Agricultural Land Circa 6 Acres Available If Required**



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Oak double doors with matching side screens. Large entrance hall with feature oak staircase to first floor. Underfloor heating continuing through both ground and first floors. Alarm panel. Recessed down lighting. Tiled flooring.



LIVING ROOM 16'9" x 14'8"

Twin windows to front elevation. Focal point open fire with timber surround on granite tiled hearth. Wood laminate floor covering.

FAMILY ROOM 16'9" x 14'8"

Focal point multi fuel stove in Inglenook style recess with tiled inset and hearth. Twin windows to front elevation. Wood laminate floor covering. Open plan to kitchen area.



KITCHEN WITH INFORMAL DINING AREA 21'11" x 29'5"

At max. Luxurious oak kitchen with high and low level storage units and contrasting melamine work surfaces. Matching upstands to work surfaces. Integrated Rangemaster range oven with 6 ring electric hob and Bosch dishwasher. Stainless steel one and half bowl sink unit with drainer bay. Glazed display cabinets. Tiled floor. Space for American style fridge freezer.



UTILITY ROOM 11'5" x 13'1"

Matching units and work surfaces to kitchen. Stainless steel one and half bowl sink unit. Space for washing machine and tumble dryer. Tiled floor. Service door to rear yard. Access via double doors for built in wardrobe.



FURNISHED CLOAKROOM

Modern fitted two piece suite comprising vanity unit and w.c. Tiled floor.

SUN ROOM 14'8" x 14'2"

PVC double glazed French doors to elevated patio area with views over surrounding countryside. Tiled floor.



FIRST FLOOR

GALLERY STYLE LANDING

PVC double glazed French doors to balcony at front elevation. Wood laminate floor covering. Access to fully floored roof space via slingsby style ladder. Access to hot press. Recessed down lighting.

MASTER BEDROOM 15'7" x 14'8"

Twin windows to front elevation. Wood laminate floor covering.

DELUXE EN SUITE

With three piece suite comprising wet room style shower with full height glass screen, drench style shower and hand shower attachment, button flush w.c. and modern vanity unit with monobloc tap. Fully tiled walls and tiled floor.

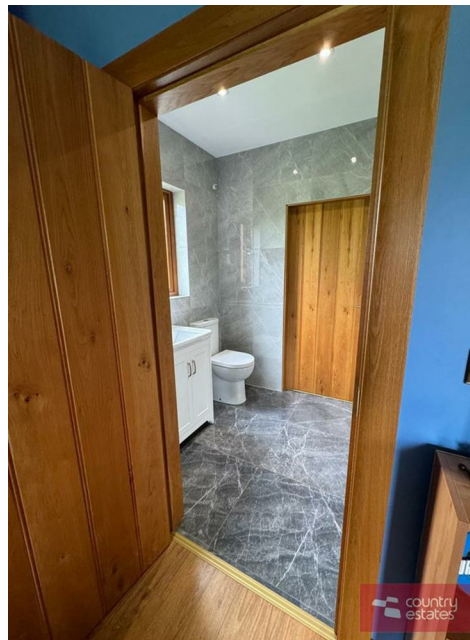


BEDROOM 2 13'0" x 14'8"

Access to built in double wardrobe. Views over surrounding countryside. Wood laminate floor covering. Jack and Jill style access to en suite.

DELUXE EN SUITE

With three piece suite comprising wet room style shower with full height glass screen, drench style shower and hand shower attachment, button flush w.c. and modern vanity unit with monobloc tap. Fully tiled walls and tiled floor.



BEDROOM 3 13'1" x 13'0"

Access to built in double wardrobe. Jack and Jill style recess to en suite. Wood laminate floor covering.



BEDROOM 4 15'4" x 14'4"

Wood laminate floor covering. Views over surrounding countryside.

DELUXE FAMILY BATHROOM

Modern four piece suite comprising freestanding bath, shower cubicle with mains shower over, modern vanity unit with monobloc tap and w.c. Chrome towel radiator. Fully tiled walls to shower and tiled floor.



EXTERNAL

Private laneway finished in gravel with boundary lighting pillars.

Front garden finished in lawn and perimeter hedging.

External elevated patio area to be finished in limestone flagging and steel railings (to be finished prior to completion)

Rear yard finished in gravel with views over surrounding countryside.

Outside tap and lighting.

Unfinished stable block.

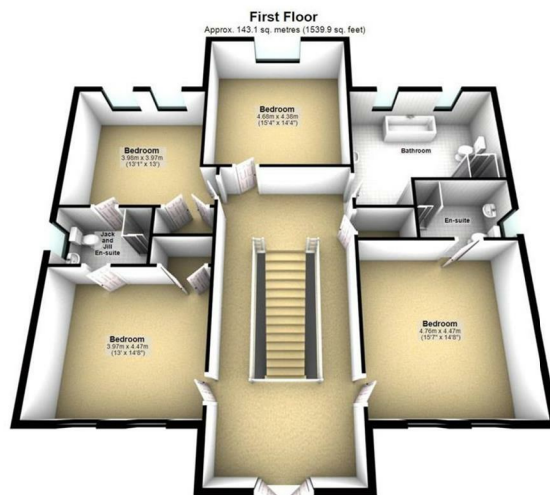
Access to additional agricultural land if required.

PVC fascia's soffits and rainwater goods.

DETACHED QUADRUPLE GARAGE WITH GAMES ROOM ABOVE 39'3" x 22'9"

Double electric up and over garage doors. Separate service door to side. Concrete flooring. Power and light. Oil fired central heating boiler. Side access via staircase to annex/games room above with power and lighting.





Total area: approx. 390.3 sq. metres (4201.4 sq. feet)

Photography and Floor plans by housefirst.co.uk ethyasthewallpropertymarketing

Plan produced using PlanUp

60B Tildarg Road, Kells

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(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	

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.