

## 162a Steeple Road, Kells, Ballymena, BT42 3NP



**Asking Price £460,000**

We are delighted to offer for sale this recently constructed detached chalet style bungalow extending to approximately 2,465sq.ft. with large detached garage offering four well proportioned bedrooms (principle with ensuite shower room and dressing room) together with three large reception rooms (one of which could be used as a fifth bedroom) and a large, open plan kitchen with informal living and dining area all occupying a generous site of Circa 1 acre in this sought after rural location on the Steeple Road on the outskirts of Kells Village. The property benefits from close proximity to Ballymena (5 miles), Antrim (6.2 miles), Ballyclare (11.2 miles), Antrim Area Hospital (5.5 miles) and the M2 motorway at Dunsilly providing easy access to Belfast and Mid Ulster. For those with young children there are local primary schools in Kells and Creavery with bus routes to both Antrim and Ballymena for older children at Secondary School level.

With a generous PC sum allowance of £25,000 and the freedom to purchase your kitchen and sanitary ware from your preferred supplier, this property offers an excellent opportunity to anyone wishing to purchase a quality new build property that they can still put their mark on.

Early viewing strongly recommended.

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



## FEATURES

- Entrance hall with staircase to first floor gallery landing
- Lounge 14'2 x 13'8 with "Inglenook" style fire recess
- Open plan kitchen with informal dining / Wired for centre island / Open square archway to;
- Sunroom 17'8 x 12'8 with dual aspect windows and PVC double glazed French doors
- Utility room with access to ground floor W/C
- Three ground floor bedrooms / Principle with walk-in wardrobe and ensuite shower room
- Ground floor Bathroom plumbed for shower, bath, W/C and wash hand basin / Polished chrome heated towel rail
- First floor landing with access to Shower room and W/C
- Two large first floor bedrooms / Double glazed "Velux" rooflights with superb views
- Detached Garage with 4kw PV panels to the roof / PVC double glazed windows and external doors / Oil-fired central heating / Feature stone facade to entrance porch / Large site

## ACCOMMODATION

Composite entrance door with triple glazed inset port lights, double glazed sidelights and feature window above to;

### SPACIOUS ENTRANCE HALL

Staircase to first floor with oak moulded handrail and straight fluted balustrade. Open to understair area. Two single radiators. Walk-in Hotpress.

### LOUNGE

**14'2 x 13'8 (4.32m x 4.17m)**

Open "Inglenook" style fireplace. TV point. Double radiator.

### KITCHEN OPEN TO DINING

**27'11 x 14'3 (8.51m x 4.34m)**

Wired for centre island. Low voltage downlights. Two double radiators. Open to Sunroom.

### REAR HALL / UTILITY

**10' x 6'1 (3.05m x 1.85m)**

Plumbed for sink unit and electric spurs for washing machine and dryer. PVC double glazed door to rear. Single radiator.

### GROUND FLOOR W/C

Plumbed for W/C and wall mounted sink. Extractor fan. Low voltage downlights. Single radiator. Access to small loft.

### SUNROOM

**17'8 x 12'8 (5.38m x 3.86m)**

Triple aspect windows to include PVC double glazed French doors to rear. Two. double radiators. Open square archway to kitchen and dining.

**BEDROOM 1**

12'9 x 11'9 (3.89m x 3.58m)

Double radiator.

**WALK-IN WARDROBE**

6'9 x 5'6 (2.06m x 1.68m)

Power. Single radiator. Access to loft.

**ENSUITE**

6'6 x 5'6 (1.98m x 1.68m)

Plumbed for shower, W/C and wall mounted wash hand basin. Low voltage downlights. Polished chrome heated towel rail.

**BEDROOM 2**

14'3 x 13'4 (4.34m x 4.06m)

Double radiator.

**STUDY / BEDROOM 3**

11'9 x 9'1 (3.58m x 2.77m)

Double radiator.

**BATHROOM**

10'3 x 9'1 (3.12m x 2.77m)

(max) To include recessed shower area. Plumbed for bath, W/C, wall mounted wash hand-basin and shower. Low voltage down lights. Polished chrome heated towel rail.

**FIRST FLOOR LANDING****BEDROOM 4**

17'7 x 14'2 (5.36m x 4.32m)

Plus recess to escape double glazed roof light. Double radiator.

**BEDROOM 5**

17'7 x 14'4 (5.36m x 4.37m)

(max) plus recess to escape double glazed rooflight. Double radiator.

**FIRST FLOOR SHOWER ROOM**

7'11 x 7'10 (2.41m x 2.39m)

Plumbed for W/C, shower and wall mounted wash hand-basin. "Velux" double glazed roof light. Low voltage down lights. Extractor fan. Plumbed for upright radiator.

**OUTSIDE**

Entrance pillars with stoned drive to front and side. Access to detached garage. Large gardens to front, side and rear with stock proof and ranch fencing. Natural hedge to rear. Stoned detail to entrance porch. Grey Tegula brick step to sun room and ramp to rear.

**DETACHED GARAGE**

19'8 x 16'4 (5.99m x 4.98m)

Cavity block built. Roller shutter door. Power and light. Plumbed for oil fired boiler. PVC double glazed service door to side. Owner owned solar panels to roof producing 4kw. PVC tank to rear.

**IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;**

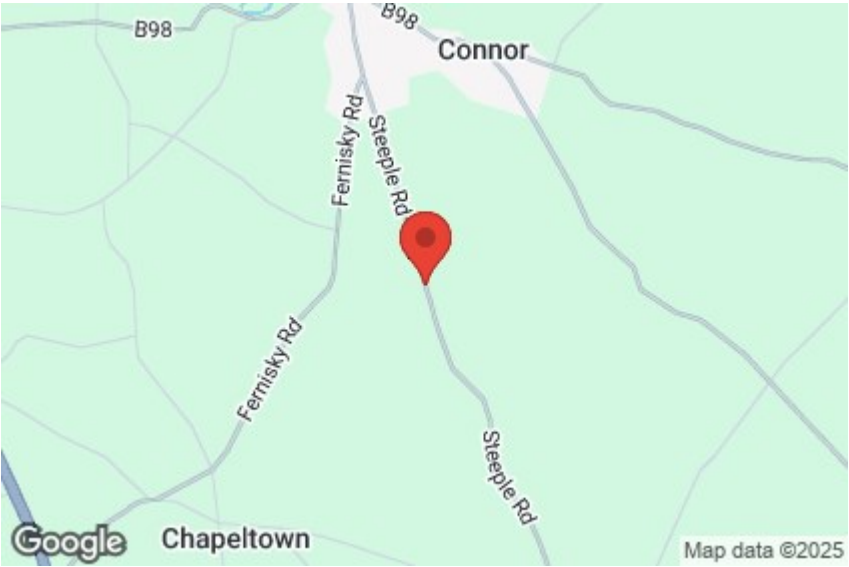
Please note, none of the services or appliances have been tested at this property. Also, as this property is a new build the Energy Ratings have yet to be provided.





### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>Northern Ireland</b>                     | EU Directive<br>2002/91/EC |           |



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