



8A Knockanully Road

Martinstown, Ballymena, BT43 7LZ

Offers Around £415,000



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GROUND FLOOR

Hall

Tiled flooring.

Living Room

11'5" x 13'0" (3.49m x 3.98m)

Marble fireplace. Solid oak flooring.

Lounge (Optional Bedroom 1)

14'11" x 13'0" (4.55m x 3.98m)

Solid oak flooring.

En-suite

4'9" x 13'0" (1.47 x 3.98)

LFWC and WHB within vanity unit. Shower. Tiled flooring.

Kitchen/Living Room

15'7" x 27'9" (4.77m x 8.47m)

Contemporary styled High gloss units with central island. Induction hob with discrete extractor. Double eye level ovens. 1 1/2 bowl sink. Integrated fridge and freezer. Informal family dining area. Family lounge area with multifuel stove with back boiler. Tiled flooring.

Sun Room

13'11" x 11'1" (4.26m x 3.39m)

Double doors to the rear patio. Tiled flooring.

Back Hall

Tiled flooring.

Cloakroom

8'2" x 3'11" (2.50m x 1.21m)

LFWC and WHB. Tiled flooring.

Utility Room

7'5" x 8'5" (2.27m x 2.57m)

High and low level units. Stainless steel sink. Plumbed for washing machine and space for tumble dryer.

FIRST FLOOR

Landing

Walk in hotpress.

Bedroom 1 - Front

14'7" x 13'0" (4.45m x 3.98m)

En-Suite

10'1" x 8'3" (3.08m x 2.54m)

Double shower. LFWC and WHB within vanity unit. Chrome towel radiator. Tiled flooring.

Bedroom 2 - Rear

14'0" x 10'2" (4.28m x 3.12m)

Oak flooring.

Dressing Room

6'9" x 7'0" (2.06m x 2.14m)

Oak flooring.

Bedroom 3 - Rear

12'4" x 10'3" (3.77m x 3.13m)

Oak flooring.

Family Bathroom

8'5" x 8'2" (2.57m x 2.51m)

Contemporary styled suite with free standing bath, Quadrant shower. WHB and LFWC. Chrome towel radiator. Fully tiled.

Bedroom 4 - Front

11'4" x 12'11" (3.46m x 3.96m)

Oak flooring.

SECOND FLOOR

Bedroom 5 - Side

12'9" x 11'8" (3.91m x 3.57m)

Bedroom 6 - Side

12'9" x 19'1" (3.91m x 5.83m)

OUTSIDE

Detached Garage

19'7" x 12'11" (5.97m x 3.96m)

Power and lights. OFCH boiler.

Kitchen / Living or Home Office

19'7" x 19'7" (5.97m x 5.98m)

Fully alarmed. Fitted kitchen with gas hob (not connected). Tiled flooring.

Shower Room

7'10" x 5'6" (2.40m x 1.68m)

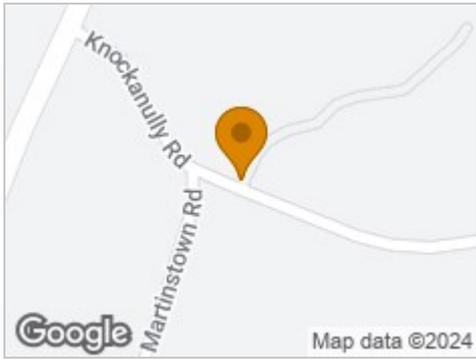
Quadrant shower, LFWC and WHB. Tiled flooring.

GARDENS

Gardens are laid in lawns and shrub beds. Graveled driveway and parking areas. Patio area to rear of sun room.



Road Map



Hybrid Map



Terrain Map



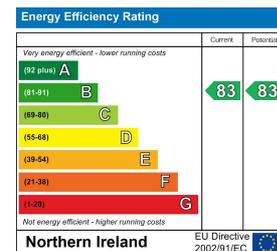
Floor Plan



Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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