



74 Hillmount Road

Cullybackey, Ballymena, BT42 1NZ

Offers Around £320,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood front door with matching side screens. Stairwell to first floor. Access to under stair store.

FURNISHED CLOAKROOM

Modern fitted two piece suite comprising pedestal wash hand basin and WC.

KITCHEN WITH INFORMAL DINING AREA

14'5 x 12'8 (4.39m x 3.86m)

widest points. Modern fitted shaker style kitchen with high and low level storage units and contrasting granite work surfaces. Matching breakfast bar and upstands. Integrated appliances to include eye level grill and oven, 4 ring electric hob with extractor fan over and Stanley range style oven (with back boiler link up). Space for fridge freezer and washing machine. Inlaid double Belfast sink. Hardwood glazed back door. Tiled floor.

LOUNGE

20'2 x 12'9 (6.15m x 3.89m)

plus bay. Focal point cast iron open fire in Inglenook style recess with tiled hearth. Triple aspect windows with bow bay window seating area.

DINING ROOM

12'8 x 12'0 (3.86m x 3.66m)

Focal point electric fire with marble surround on slate tiled hearth.

STUDY

9'4 x 9'1 (2.84m x 2.77m)

Wood laminate floor covering.

FIRST FLOOR

LANDING

Access to roof space. Velux window.

FAMILY BATHROOM

Fitted four piece suite comprising panelled bath with electric shower over, vanity unit, bidet and WC.

PRINCIPAL BEDROOM

9'9 x 9'1 (2.97m x 2.77m)

DRESSING ROOM

9'11 x 9'6 (3.02m x 2.90m)

(Currently used as extra bedroom). Access to store and roof space. Velux window.

EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, pedestal wash hand basin and WC. Fully tiled walls and fully panelled walls to shower.

BEDROOM 2

12'8 x 9'11 (3.86m x 3.02m)

Access to twin wardrobes. Velux window.

BEDROOM 3

12'8 x 9'11 (3.86m x 3.02m)

Velux window.

BEDROOM 4

12'9 x 9'9 (3.89m x 2.97m)

Velux window.

EXTERNAL

Large private driveway finished in tarmac with

entrance pillars.

Generous mature gardens finished in lawn with wide array of plants, trees and shrubs.

Twin paved patio areas in brick pavior.

Access to outside store and log store with power.

Security camera system and motion sensor lighting.

STUDIO

25'2 x 9'11 (7.67m x 3.02m)

Power, heating and light. Staircase to:

GAMES ROOM

25'2 x 9'11 (7.67m x 3.02m)

Power, heating and lighting. Dual aspect windows.

DOUBLE GARAGE

29'10 x 13'1 (9.09m x 3.99m)

Electrically operated roller shutter door.

Twin service doors.

Power and light.



Road Map



Hybrid Map



Terrain Map



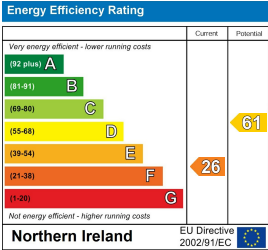
Floor Plan



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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