



10 Three Trees Manor

Broughshane, Ballymena, BT43 7GY

Offers Over £375,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood front door with matching side screens and fan light over. Quality oak staircase to first floor. Hardwood glazed double doors to family room. Tiled floor.

FAMILY ROOM

16'2 x 13'0 (4.93m x 3.96m)

widest points. Focal point wood burning stove in Inglenook style recess on granite hearth. Tiled floor.

LOUNGE

16'1 x 13'0 (4.90m x 3.96m)

widest points. Focal point gas fire with timber surround on granite tiled hearth. Hardwood glazed double doors to kitchen and dining area. Quality wood laminate floor covering.

OPEN PLAN KITCHEN & DINING AREA

27'4 x 13'9 (8.33m x 4.19m)

Modern fitted luxury solid pine kitchen with high and low level storage units and contrasting granite work surfaces. Stainless steel sink unit. Integrated dishwasher and 'Stoves' range oven with 5 ring gas hob and extractor fan over. Matching island unit with inlaid stainless steel sink unit. Glazed display cabinets. PVC double glazed French doors to sunroom. Part tiled walls and tiled floor.

UTILITY ROOM

10'1 x 7'9 (3.07m x 2.36m)

Modern fitted high and low level storage units and work surfaces. Stainless steel sink unit. Space for

washing machine and tumble dryer. PVC double glazed rear door. Access to store. Tiled floor.

FURNISHED CLOAKROOM

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

SUNROOM

11'4 x 10'11 (3.45m x 3.33m)

Vaulted ceiling. PVC double glazed French doors to rear garden. Tiled floor.

FIRST FLOOR

LANDING

Stairwell to second floor. Access to store.

PRINCIPAL BEDROOM

17'2 x 11'6 (5.23m x 3.51m)

Wood laminate floor covering.

EN-SUITE

Fitted three piece suite comprising shower cubicle with electric shower over, wash hand basin and WC. Fully tiled walls and tiled floor.

BEDROOM 2

13'4 x 13'0 (4.06m x 3.96m)

Wood laminate floor covering.

EN-SUITE

Fitted three piece suite comprising shower cubicle with electric shower over, wash hand basin and WC. Fully tiled walls and tiled floor.

BEDROOM 3

12'8 x 10'1 (3.86m x 3.07m)

Wood laminate floor covering.

Tel: 02825655733

BEDROOM 4

13'0 x 9'8 (3.96m x 2.95m)

Wood laminate floor covering.

FAMILY BATHROOM

Modern fitted four piece suite comprising shower cubicle with electric shower over, corner panelled bath, wash hand basin and WC. Chrome towel radiator. Fully tiled walls and tiled floor.

STUDY/HOME OFFICE

Wood laminate floor covering.

SECOND FLOOR

LANDING

Access to to store.

GAMES ROOM

25'7 x 16'7 (7.80m x 5.05m)

Access to under eaves storage. Twin Velux windows.

EXTERNAL

Front garden in lawn.

Private driveway in tarmac with cast iron gates to

rear yard.

Low maintenance rear garden in lawn with paved patio area and raised timber decking.

Access to boiler house with oil fired central heating boiler (pressurised system).

Access to outside store (9'11 x 9'7) with power, light and plumbing provisions. PVC double glazed front door.

Outside tap and lighting.

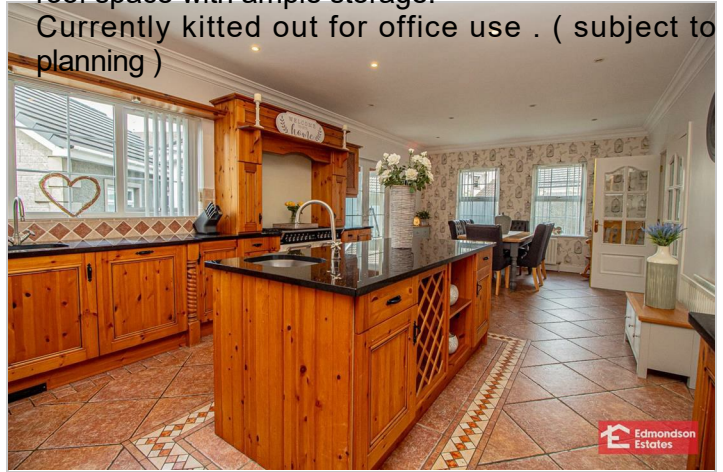
PVC fascia, soffits and rainwater goods.

DETACHED DOUBLE GARAGE

17'5 x 17'0 (5.31m x 5.18m)

PVC double glazed service door. Access to floored roof space with ample storage.

Currently kitted out for office use . (subject to planning)



Road Map



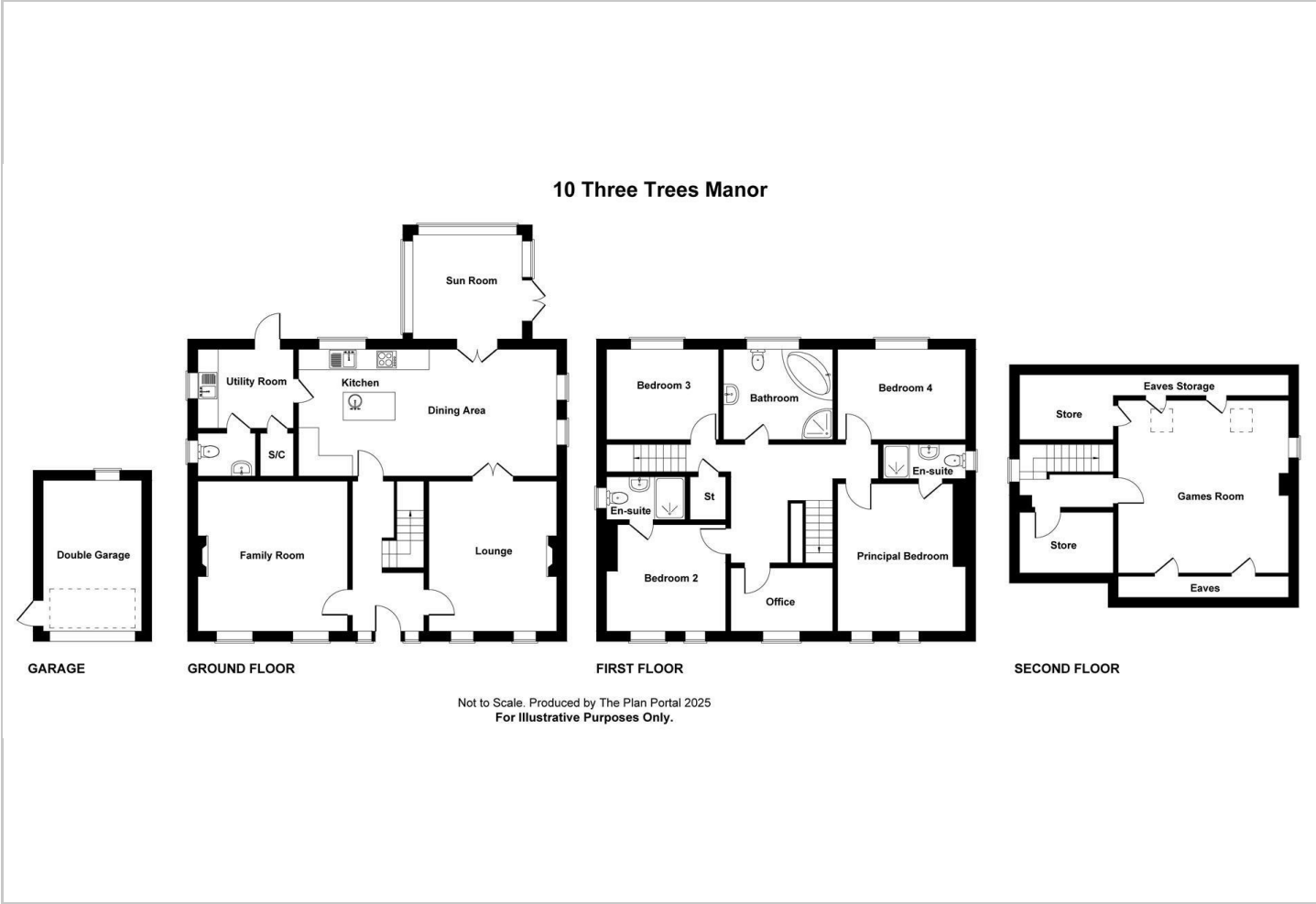
Hybrid Map



Terrain Map



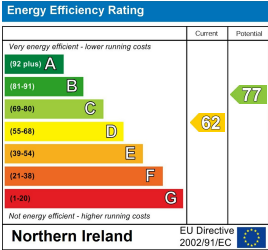
Floor Plan



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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