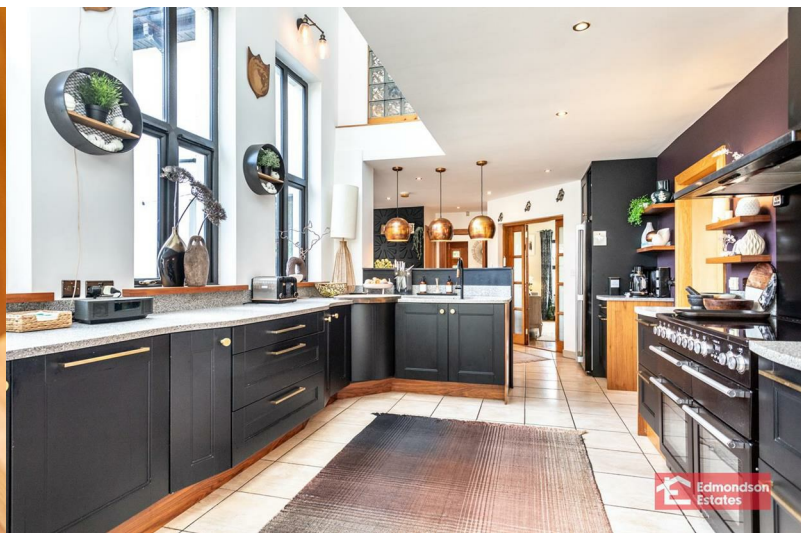
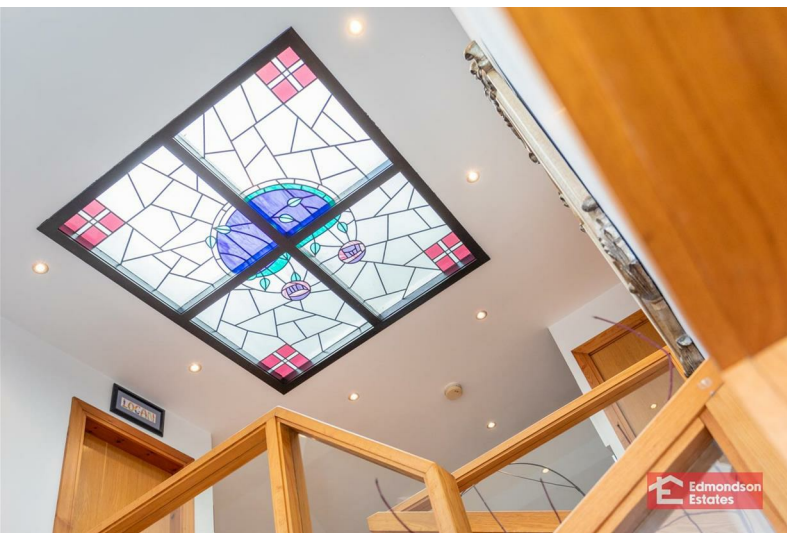




246 Finvoy Road

Rasharkin, Ballymena, BT44 8SF

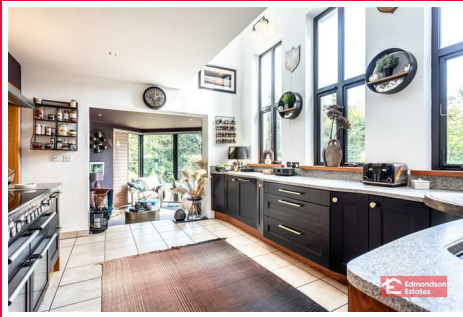
Offers Around £450,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood double front doors. Stairwell to first floor with glass balustrade. Double height ceiling with decorative stain glass window. Tiled floor.

KITCHEN WITH INFORMAL DINING AREA

27'3 x 11'4 (8.31m x 3.45m)

Modern fitted shaker style kitchen with high and low level storage units and contrasting Corian work surfaces and matching upstands. Inlaid composite 1.5 bowl sink unit. Space for 'Rangemaster' range oven with electric hob and black stainless steel extractor canopy over, and integrated dishwasher. Space for American style fridge freezer. Access to walk-in shelved pantry unit. Access to under stair store. PVC double glazed composite door to rear patio area. Feature double height ceiling to kitchen area with glass balustrade walkway over. Tiled floor.

UTILITY ROOM

10'9 x 6'7 (3.28m x 2.01m)

Fitted high and low level storage units and contrasting work surfaces. Circular stainless steel sink with drainer bay. Space for washing machine and tumble dryer. Built in store with laundry shoot to first floor bathroom. Hardwood double glazed side door. Tiled floor.

FURNISHED CLOAKROOM

Modern fitted two piece suite comprising semi-pedestal wash hand basin and WC. Towel rail. Tiled floor.

SUNROOM

14'2 x 14'0 (4.32m x 4.27m)

widest points. Focal point stove on slated hearth.

Floor to ceiling height windows enjoying rural views and south facing aspect. Open plan to kitchen area.

DINING ROOM

13'0 x 12'9 (3.96m x 3.89m)

Solid wood flooring. Dual aspect windows. Hardwood 'pocket style' double doors to kitchen area.

LOUNGE

17'7 x 13'0 (5.36m x 3.96m)

Solid wood flooring. Hardwood double doors to kitchen area. Focal point, wall mounted stove on floating slate hearth.

BEDROOM 2

10'0 x 9'5 (3.05m x 2.87m)

Access to built in wardrobe.

EN-SUITE

Modern fitted three piece suite comprising shower cubicle, wash hand basin and WC. Tiled floor.

FIRST FLOOR

MEZZANINE LANDING

Solid wood flooring. Access to store and hot press. Access to glass balustrade walkway leading to a south facing balcony area enjoying countryside views to the rear.

PRINCIPAL BEDROOM

14'8 x 13'7 (4.47m x 4.14m)

Solid wood flooring. Floor to ceiling windows to rear elevation enjoying countryside views. Translucent glazed partition wall to both dressing room and en-suite.

DRESSING ROOM

7'11 x 4'5 (2.41m x 1.35m)

Solid wood flooring. Integrated storage and study area.

Tel: 02825655733

DELUXE EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, 'his and hers' wash hand basins and WC. Towel rail. Tiled floor.

BEDROOM 3

13'1" x 13'1" (3.99m x 3.99m)

Solid wood flooring. Far rearing views over countryside to the front. Access to roof space via slingsby style ladder.

BEDROOM 4

14'8" x 10'2" (4.47m x 3.10m)

Solid wood flooring.

DELUXE FAMILY BATHROOM

Modern fitted four piece suite comprising freestanding bath, shower cubicle with mains shower over, semi-pedestal wash hand basin and WC. Towel rail. Tiled floor.

EXTERNAL

Mature gardens to side and rear laid in lawn with wide array of mature plants, trees and shrubs.

Elevated paved patio areas to front and side with main paved patio area to the rear enjoying south facing aspect.

Decorative stone bedding area with fish pond.

Extensive private driveway in decorative stone, accessed off private treelined laneway from the Finvoy Road.

PVC fascia, soffits and rainwater goods.

Outside taps, lighting and plug socket.

Countryside views to the front and rear of the property.

Access to mature woodland area c.2.1 acres enjoying direct access from Finvoy Road, and river frontage to the rear.

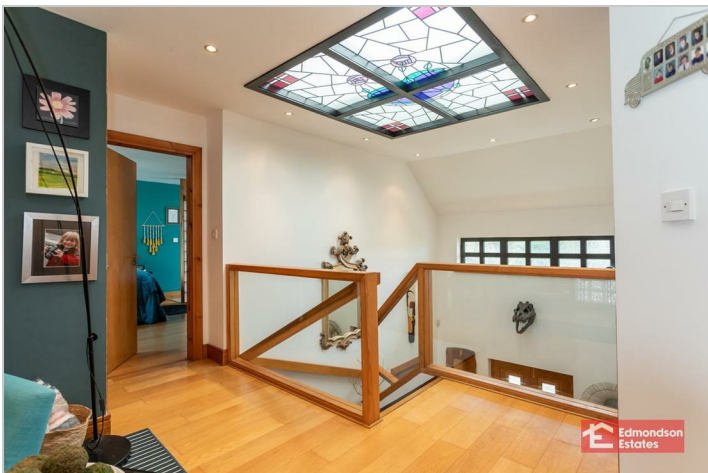
Option to purchase c.3.1 acre field to the front of the property (POA).

DETACHED DOUBLE GARAGE

Electrically operated double doors. Separate service door to side. Oil fired central heating boiler (installed Dec 2023). Cast iron spiral staircase to games room. Power and light.

GAMES ROOM

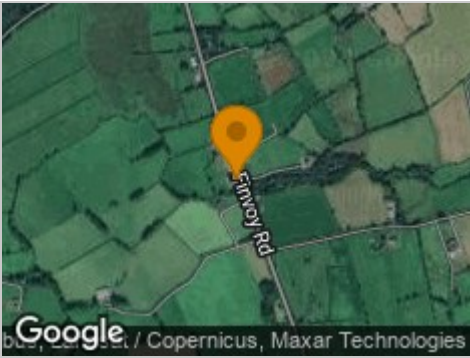
Power, light and heating. Views over surrounding countryside to the front. Access to store.



Road Map



Hybrid Map



Terrain Map



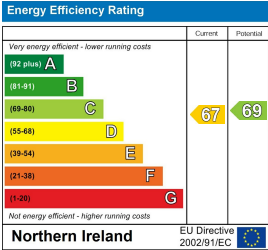
Floor Plan



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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