



77a Doagh Road,
Ballyclare,, Ballymena, BT42 3PS

Offers Around £325,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed front door with matching side screens. Quality Karndean style flooring continuing through ground floor. Stairwell to first floor. Alarm panel.

LOUNGE

20'0 x 15'6 (6.10m x 4.72m)

Focal point multi-fuel stove in Inglenook style recess on slate tiled hearth.

OPEN PLAN KITCHEN/DINING/LIVING AREA

27'1 x 20'5 (8.26m x 6.22m)

widest points. Modern fitted high gloss kitchen with high and low level storage units and contrasting work surfaces. Matching island unit. Integrated appliances to include fridge freezer, 4 ring induction hob with stainless steel extractor canopy over, oven and free standing dishwasher. Stainless steel 1.5 bowl sink unit. PVC double glazed French doors to rear garden.

Focal point multi-fuel stove in Inglenook style recess on slate hearth.

REAR HALL

PVC double glazed back door.

UTILITY ROOM

9'3 x 7'6 (2.82m x 2.29m)

Space and plumbing for washing machine and tumble dryer. Oil fired central heating boiler.

FURNISHED CLOAKROOM

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

FIRST FLOOR

GALLERY STYLE LANDING

Access to partially floored roofspace.

PRINCIPAL BEDROOM

13'3 x 11'7 (4.04m x 3.53m)

Views over surround countryside.

EN-SUITE

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

WALK-IN WARDROBE

Recessed downlighting. Wood laminate floor covering.

BEDROOM 2

15'9 x 11'8 (4.80m x 3.56m)

Views over surround countryside.

EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, pedestal wash hand basin and WC. Panelled walls to shower and tiled floor. Chrome towel radiator.

BEDROOM 3

15'6 x 11'8 (4.72m x 3.56m)

Views over surround countryside.

EN-SUITE

Modern fitted three piece suite comprising shower enclosure with mains shower over, vanity unit and WC. Fully tiled walls to shower and tiled floor. Chrome towel radiator.

BEDROOM 4

11'7 x 10'11 (3.53m x 3.33m)

Currently used as home office.

DELUXE FAMILY BATHROOM

Modern fitted three piece suite comprising free standing bath, vanity unit and WC. Part tiled walls and tiled floor. Chrome towel radiator.

EXTERNAL

Expansive private driveway in decorative stone with timber entrance gates.

Front garden in lawn with views over the surrounding countryside.

Secluded, south facing rear garden with brick pavior patio area and array of mature plants, trees and shrubs.

PVC fascia, soffits and rainwater goods.

Covered Pergola area. Separate storage area.

Outside tap and lighting.

DETACHED ANNEX/OFFICE

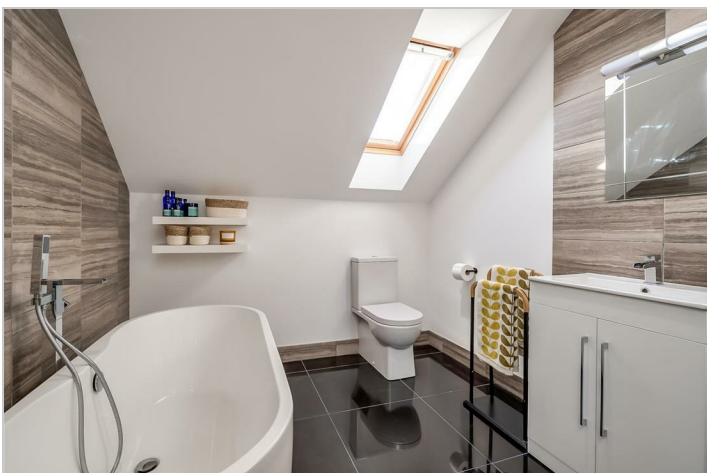
(Potential for multitude of uses subject to check, approvals and modernisation/alterations)

KITCHEN/LIVING AREA (24'0 x 11'1 widest points) - Kitchen area with space for appliances. Wood burning stove. PVC double glazing throughout. Wood laminate floor covering.

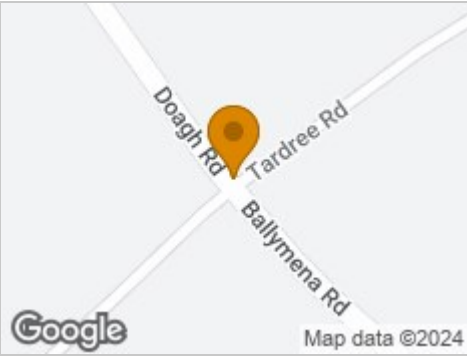
BEDROOM 1 - (10'11 x 8'7)

BEDROOM 2 - (10'11 x 8'4)

SHOWER ROOM - Fitted three piece suite comprising shower cubicle, pedestal wash hand basin and WC.



Road Map



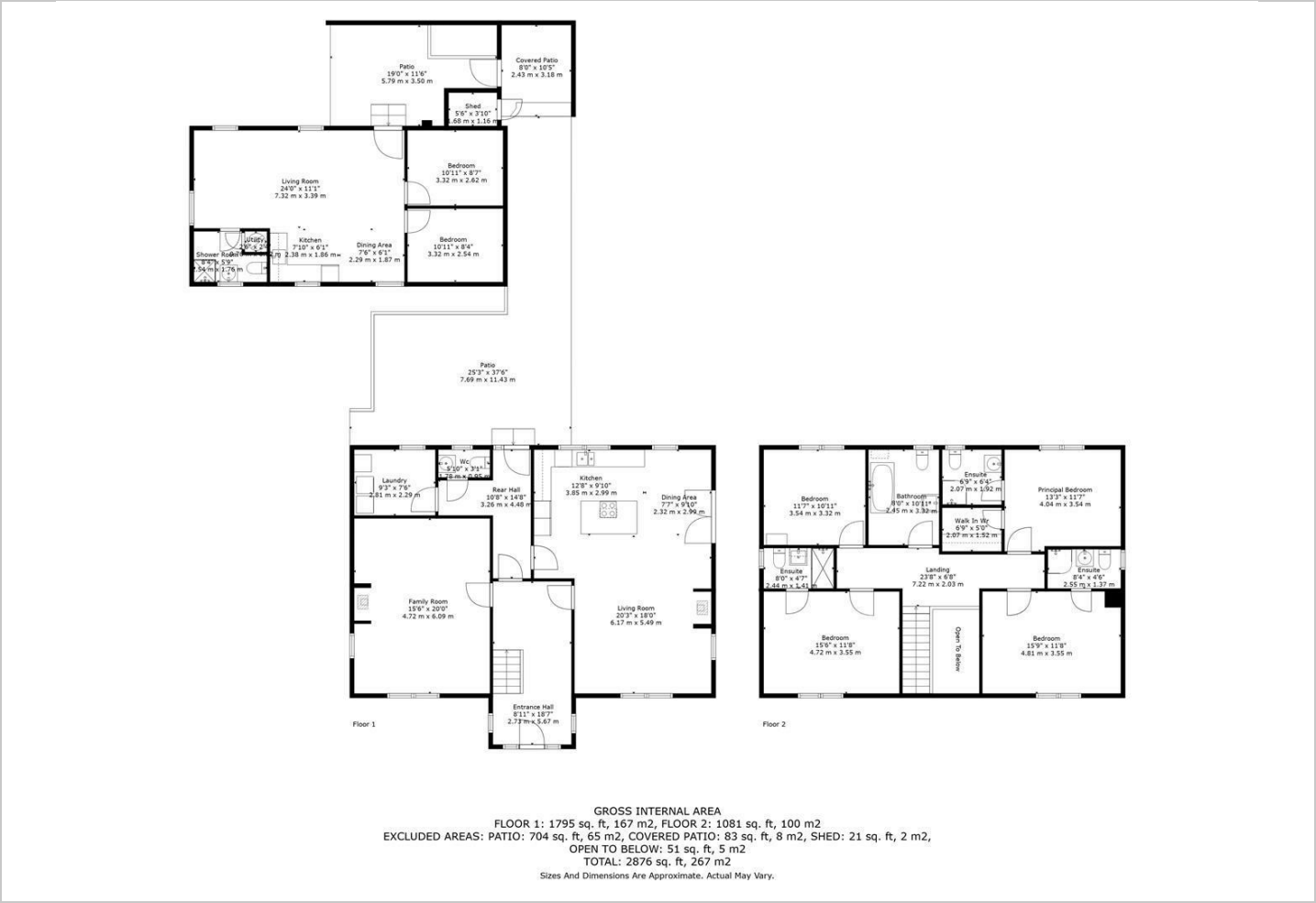
Hybrid Map



Terrain Map



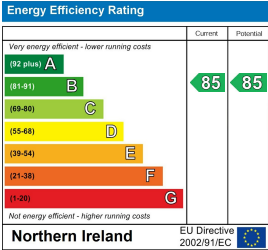
Floor Plan



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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