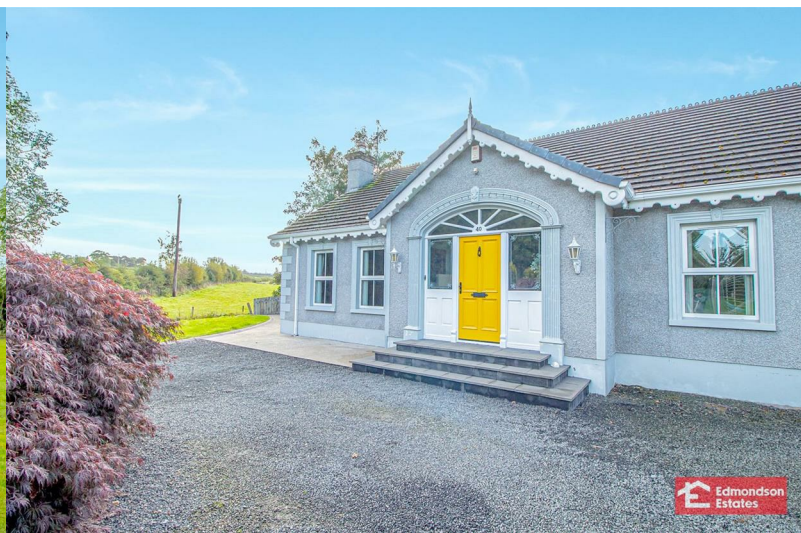




## 40 Maine Road

Shankbridge, Ballymena, BT42 2LW

Offers Around £425,000



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Hardwood front door with side screens and fan light over. Stairwell to first floor. Access to hot press and twin stores. Tiled floor. Open arch to lounge.

#### LOUNGE

19'9 x 16'7 (6.02m x 5.05m)

Solid wood flooring. Focal point gas stove in Inglenook style recess with marble hearth and surround.

#### CONSERVATORY

14'8 x 11'8 (4.47m x 3.56m)

PVC double glazed French doors and frames.

#### KITCHEN OPEN PLAN TO LIVING AREA

29'1 x 16'4 (8.86m x 4.98m )

widest points. Modern fitted shaker style kitchen with high and low level storage units and contrasting granite work surfaces. Inlaid 1.5 bowl stainless steel sink. Matching island unit with breakfast bar. Integrated appliances to include fridge, dishwasher and 'Belling' range oven with 5 ring electric hob and extractor fan in Inglenook style recess. Wood laminate floor covering. Open to living room area.

#### UTILITY ROOM

9'1 x 5'10 (2.77m x 1.78m)

Modern fitted high and low level storage units and contrasting work surfaces. Stainless steel sink unit. Space and plumbed for washing machine, tumble dryer and fridge freezer. PVC double glazed rear door. Wood laminate floor covering. Alarm panel.

#### PRINCIPAL BEDROOM

14'7 x 13'8 (4.45m x 4.17m)

Wall to walls fitted wardrobes in mirrored doors.

#### EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower and drench shower head over, vanity unit and WC. Part tiled walls and tiled floor.

#### BEDROOM 2

15'8 x 17'3 (4.78m x 5.26m )

widest points. Wood laminate floor covering.

#### BEDROOM 3

15'7 x 11'0 (4.75m x 3.35m)

Solid wood flooring.

#### FAMILY BATHROOM

Modern fitted four piece suite comprising freestanding Oval shaped bath, shower cubicle with mains shower over, vanity unit and WC. Part tiled walls and tiled floor. Chrome towel radiator.

### FIRST FLOOR

#### LANDING

Velux window. Access to store and eaves storage.

#### BEDROOM 4

15'2 x 14'7 (4.62m x 4.45m)

#### WALK-IN WARDROBE

6'9 x 5'2 (2.06m x 1.57m)

#### EN-SUITE

Velux window. (please note - the plumbing and

provisions are in place but the sanitary ware and tiling needs installed for this en-suite).

### **BEDROOM 5**

14'7 x 13'4 (4.45m x 4.06m)  
widest points.

### **EN-SUITE**

Velux window. (please note - the plumbing and provisions are in place but the sanitary ware and tiling needs installed for this en-suite).

### **BEDROOM 6/STUDY**

12'0 x 9'4 (3.66m x 2.84m)  
Velux window.

### **EXTERNAL**

Extensive, mature gardens to the front laid in lawn.

Sweeping private driveway in stone.

South facing, secluded rear garden in lawn with patio area.

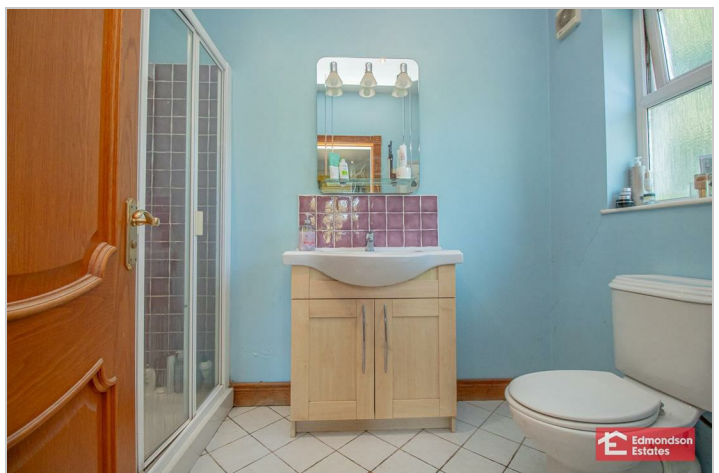
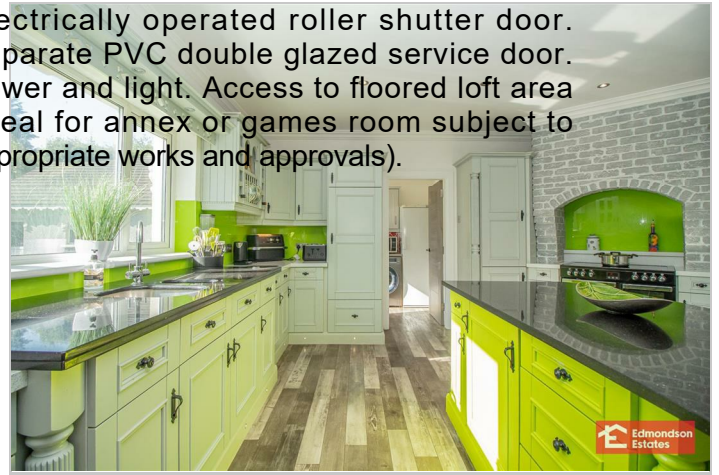
Outside tap and lighting.

Views over the surrounding countryside.

### **DETACHED DOUBLE GARAGE**

35'0 x 25'0 (10.67m x 7.62m)

Electrically operated roller shutter door. Separate PVC double glazed service door. Power and light. Access to floored loft area (ideal for annex or games room subject to appropriate works and approvals).



Road Map



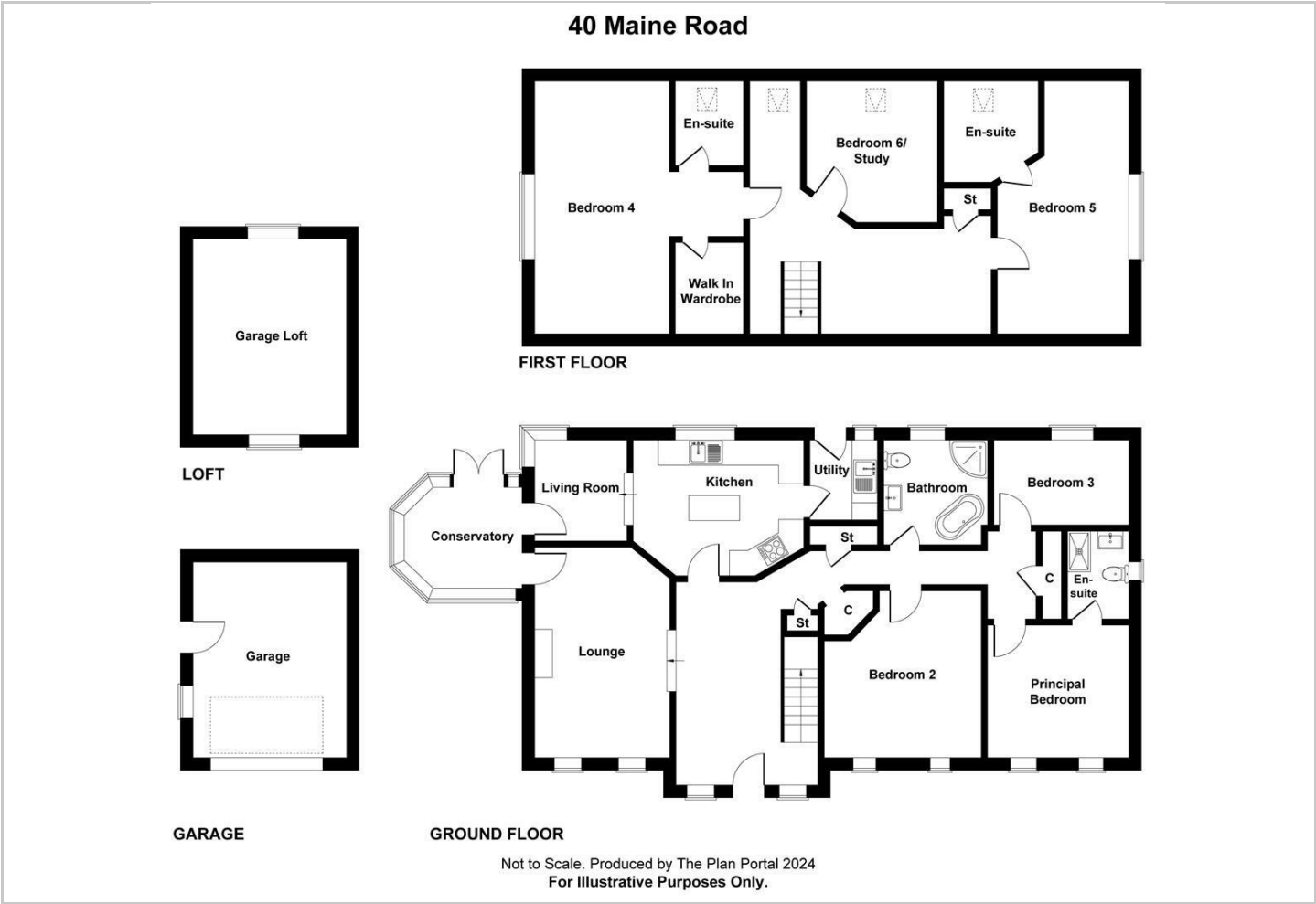
Hybrid Map



Terrain Map



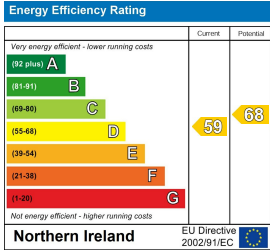
Floor Plan



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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