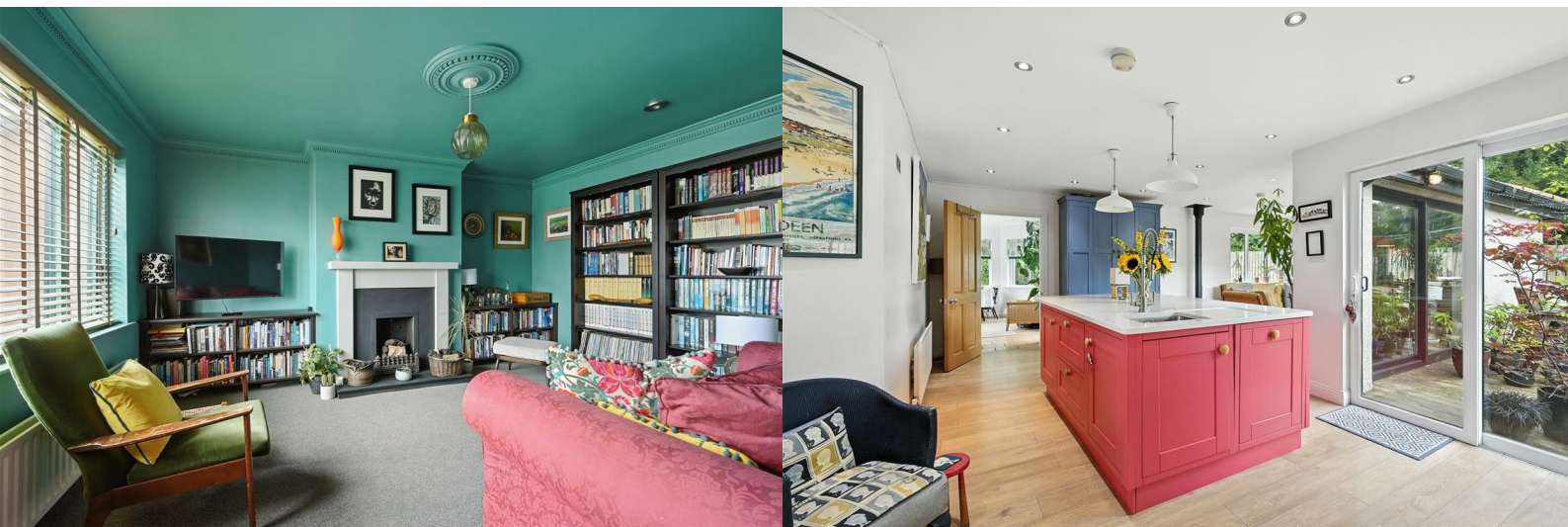




17 Markstown Close

Cullybackey, Ballymena, BT43 5PX

Offers Around £275,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed front door with side screens. Wood laminate floor covering. Stairwell to first floor.

LOUNGE

14'9 x 12'4 (4.50m x 3.76m)

Focal point open fire in timber surround on slate tiled hearth.

FAMILY ROOM

16'8 x 14'1 (5.08m x 4.29m)

Focal point gas fire with timber surround on slate tiled hearth.

OPEN PLAN KITCHEN/LIVING/DINING AREA

32'5 x 21'0 (9.88m x 6.40m)

widest points. Modern fitted shaker style kitchen with high and low level storage units and contrasting quartz work surfaces. Matching island unit with breakfast bar area and inlaid stainless steel sink unit. Integrated appliances to include low level fridge, Bosch dishwasher and Rangemaster range over with 5 ring electric hob and extractor fan over. Twin PVC double glazed sliding patio doors to rear garden from kitchen and dining areas. Multi-fuel stove on slate hearth. Wood laminate floor covering. Triple aspect windows.

SUN ROOM

14'9 x 12'0 (4.50m x 3.66m)

Hardwood double glazed door to garden. Tiled floor.

UTILITY ROOM

13'0 x 11'0 (3.96m x 3.35m)

widest points. Modern fitted high and low level units and contrasting wood block effect work surface.

Space and plumbing for range of appliances. Stainless steel sink unit.

FURNISHED CLOAKROOM

Modern fitted two piece suite comprising vanity unit and WC.

FIRST FLOOR

LANDING

Access to roof space and hot press.

PRINCIPAL BEDROOM

13'4 x 13'2 (4.06m x 4.01m)

EN-SUITE

Modern fitted three piece suite comprising shower cubicle with electric shower over, wash hand basin and WC. Fully tiled walls to shower. Towel radiator. Tiled floor.

WALK-IN WARDROBE

6'4 x 5'11 (1.93m x 1.80m)

Lighting.

BEDROOM 2

12'11 x 9'2 (3.94m x 2.79m)

Built in wardrobe. Wood laminate floor covering.

BEDROOM 3

12'6 x 8'11 (3.81m x 2.72m)

Wood laminate floor covering.

BEDROOM 4

12'7 x 8'3 (3.84m x 2.51m)

Built in wardrobe.

FAMILY BATHROOM

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

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EXTERNAL

Front and side gardens in lawn with array of plants and shrubs.

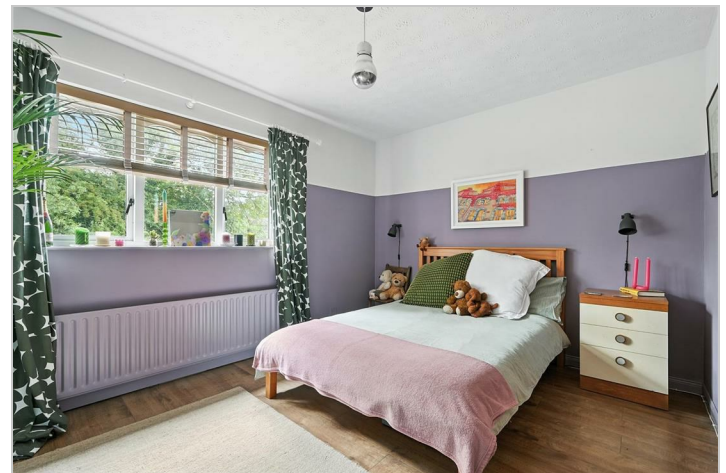
Private driveway in tarmac.

Secluded rear garden with south-east facing aspect in paving and raised timber decking.

PVC fascia, soffits and rainwater goods. Outside tap and lighting.

DETACHED GARAGE

Roller shutter door. Service door. Concrete floor. Oil fired central heating boiler. Power and light.



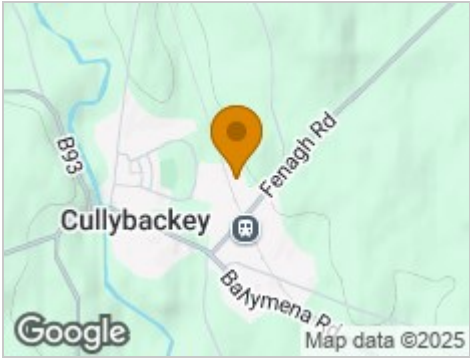
Road Map



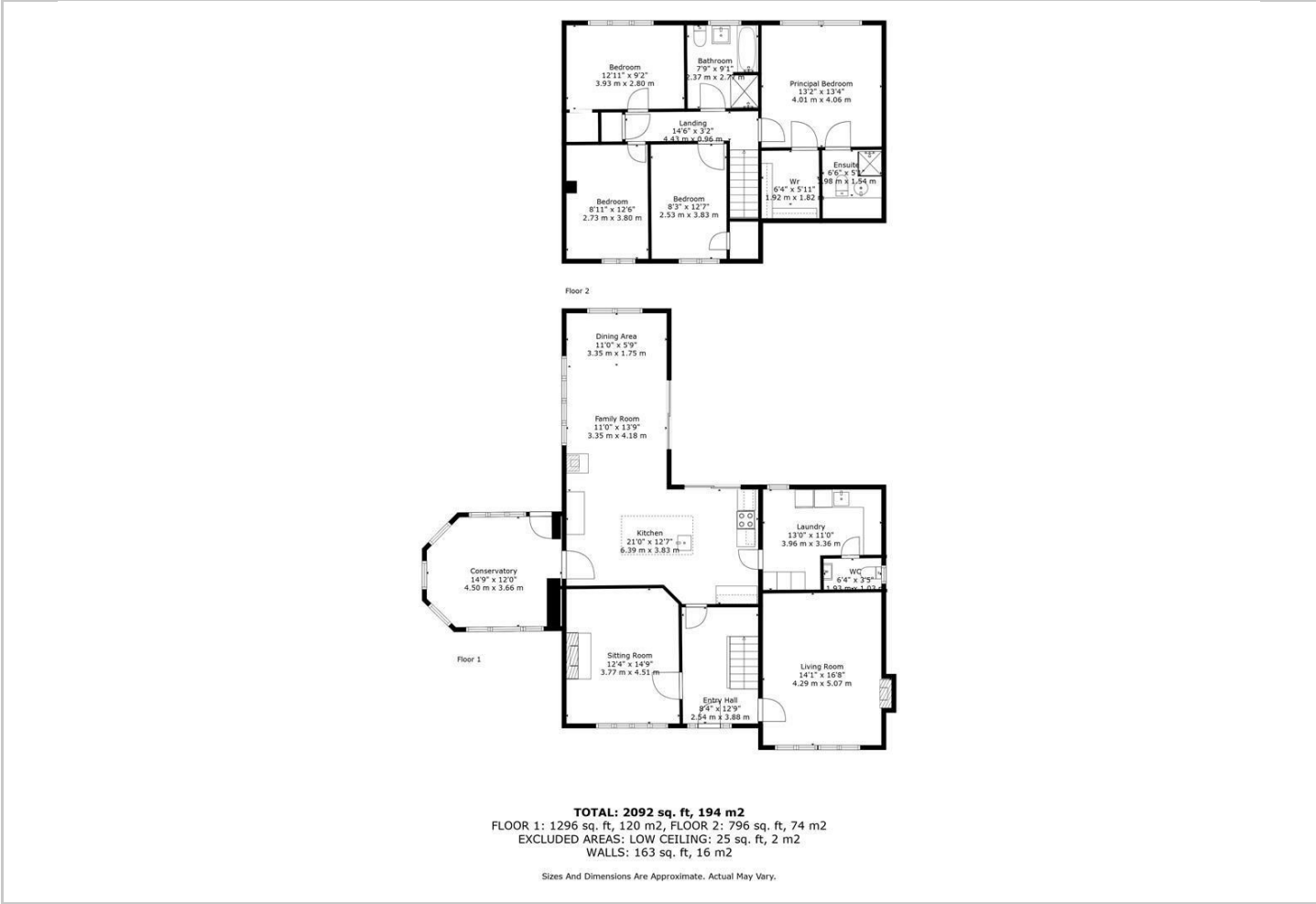
Hybrid Map



Terrain Map



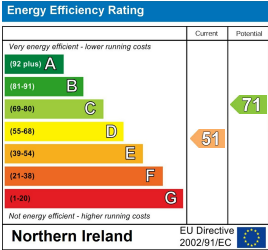
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Edmondson Estates have not tested any services, equipment, or facilities within the premises and will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.