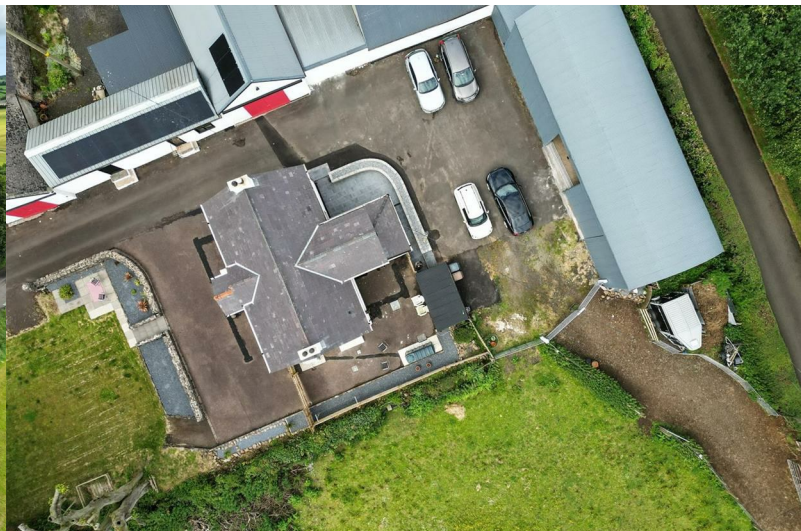




277 Doury Road

Ballymena, BT43 6TU

Offers Around £449,000



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GROUND FLOOR

Entrance Hall

13'3" x 6'3" (4.05 x 1.91)

Double doors leading to the Living Room. Tiled flooring.

Living Room

18'6" x 15'3" (5.64 x 4.65)

Multi fuel stove with granite hearth. Laminate flooring.

Kitchen / Dining

18'6" x 14'6" (5.64 x 4.43)

White high and low level units with Pantry cupboard. Large central island with drawer and casual dining overhang. Stainless steel sink with Quooker flex boiling water tap. Integrated dishwasher. Space for American style fridge/freezer. Induction hob with decorative glass splash back. Integrated AEG oven equipped with thermometer probe and AEG microwave combi-oven. Double doors leading to the enclosed patio area. Tiled flooring.

Utility

12'7" x 9'3" (3.84 x 2.84)

Wall units and space for stacked washing machine and tumble dryer. Tiled flooring.

Cloak Room

4'11" x 5'11" (1.52 x 1.82)

LFWC and WHB. Tiled flooring.

FIRST FLOOR

Landing

Slingsby ladder to the loft.

Bedroom 1 - Rear

9'3" x 12'9" (2.83 x 3.89)

Bedroom 2 - Front

8'10" x 12'9" (2.71 x 3.89)

Bedroom 3 - Front

9'3" x 13'5" (2.84 x 4.09)

Walk In Robe

8'10" x 6'5" (2.70 x 1.98)

Fitted rails. Laminate flooring.

En-Suite Shower Room

8'10" x 6'7" (2.70 x 2.01)

LF rimless WC and WHB. Large shower. Tiled flooring and walls. Heated mirror with integrated lighting and Bluetooth speaker.

Family Bathroom

9'1" x 9'3" (2.77 x 2.84)

LFWC and WHB in vanity unit. Shower. Bath. Hotpress cupboard. Tiled flooring. Heated mirror with integrated lighting and Bluetooth speaker.

OUTSIDE

Dutch Barn

20'1" x 59'8" (6.13 x 18.2)

Concrete floor. Power and LED lighting.

Carport / Hayshed

19'7" x 8'1" (5.97 x 2.47)

Concrete floor. Power and LED lighting.

Workshop

32'9" x 16'10" (10 x 5.15)

Concrete floor. Power and LED lighting.

Home Office

11'3" x 25'0" (3.45 x 7.64)

Wall mounted electric heaters. Power and lighting. Laminate flooring. Insulated roofing. Solar Panels.

Tack Room / Bar

12'0" x 11'3" (3.67 x 3.45)

Wall mounted electric heaters. Power and lighting. Laminate flooring. Insulated roofing. Solar Panels.

Stables

15'10" x 23'7" (4.84 x 7.20)

2no. stable bays. Concrete flooring. Power and LED lighting.

Lean To Shed & Adjoining Small Paddock

24'8" x 10'7" (7.52 x 3.25)

Yardage

Tarmacked Yardage and driveway. LED security lighting. Hardstanding rear laneway onto Rockstown Road.

Tel: 02825655733

Gardens

Front gardens laid in lawns and patio area. Dusk to Dawn External Lighting.

Rear Patio Area

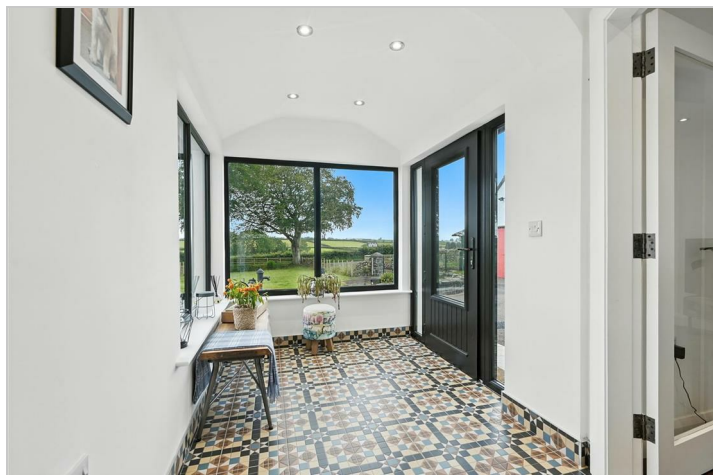
Fully enclosed patio with views over paddock. Outside power socket and tap,

Garden Store & WC

Store room. Rimless WC and WHB. Power and lighting.

Paddock

Under grass. Livestock fenced and watered.



Road Map



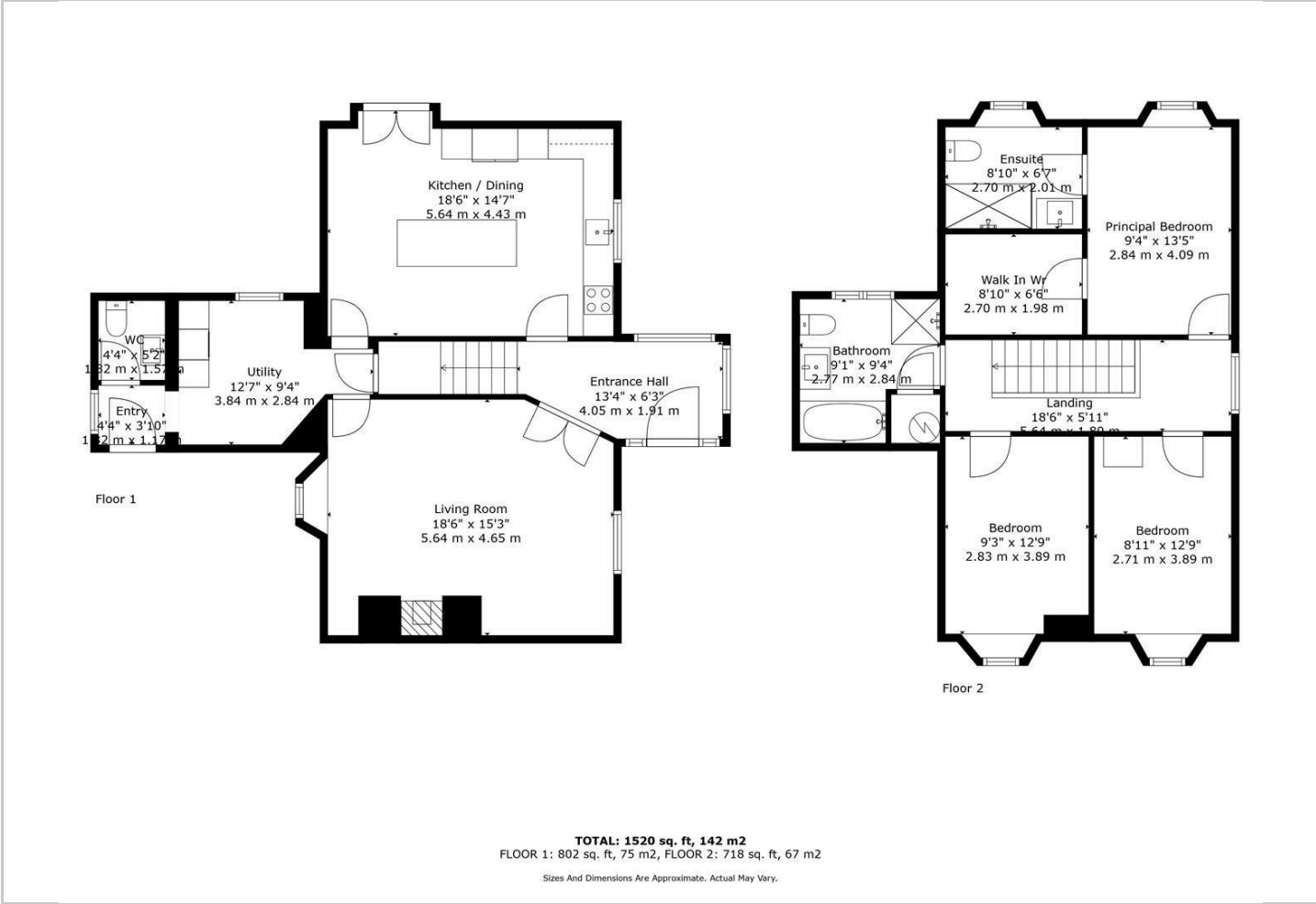
Hybrid Map



Terrain Map



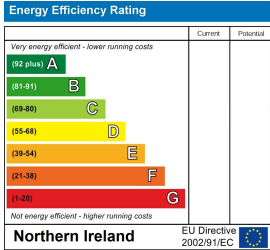
Floor Plan



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 firms 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.