



## 68 Maine Road

Shankbridge, Ballymena, BT42 2LW

Offers Around £379,950



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed front door with matching stained glass side screens. Solid Oak parquet flooring. Stairwell to first floor. Access to under stair store.

#### LOUNGE

17'7 x 11'9 (5.36m x 3.58m)

Focal point gas fire with timber surround on slate tiled hearth. Solid Oak parquet flooring. Dual aspect windows. Decorative corncicing and ceiling rose.

#### DINING ROOM

11'9 x 6'8 (3.58m x 2.03m)

Solid Oak parquet flooring.

#### SUNROOM

16'7 x 11'8 (5.05m x 3.56m)

PVC double glazed French doors to patio. Tiled floor.

#### KITCHEN WITH INFORMAL DINING AREA

17'7 x 11'9 (5.36m x 3.58m)

Modern fitted farmhouse style solid wood kitchen with high and low level storage units and contrasting granite work surface. Oil fired Aga with back boiler link up (water only). Stainless steel 1.5 bowl sink unit. Integrated fridge, freezer and dishwasher. Glazed display cabinets. Dual aspect windows. Part tiled walls and tiled floor.

#### FURNISHED CLOAKROOM

Modern fitted two piece suite with vanity unit and WC.

### FIRST FLOOR

#### LANDING

Access to hot press. Slingsby ladder to floored loft.

#### BEDROOM 1

12'2 x 9'8 (3.71m x 2.95m)

Built in wardrobe.

#### BEDROOM 2

11'9 x 10'5 (3.58m x 3.18m)

#### BEDROOM 3

13'5 x 8'4 (4.09m x 2.54m)

Built in wardrobe.

#### BEDROOM 4/STUDY

9'1 x 8'6 (2.77m x 2.59m)

Wall to wall fitted wardrobes in mirrored sliding doors.

#### FAMILY BATHROOM

Modern fitted four piece suite comprising panelled bath, shower cubicle with Mira electric power shower and drench shower head over, vanity unit and concealed cistern WC. Chrome towel radiator. Fully tiled walls and tiled floor.

#### EXTERNAL

Front gardens in lawn.

Extensive private driveway in asphalt and electronic entrance gates.

Generous south facing rear gardens in lawn, mature plants, trees, shrubs and paved patio area. Man made river feature.

Hardcore parking area for range of cars.

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

Timber shed. Greenhouse.

Views to the surrounding countryside to the rear.

#### UTILITY OUTHOUSE

10'6 x 10'4 (3.20m x 3.15m)

High and low level storage units. Space and plumbing for appliances. Stainless steel sink. PVC double glazed front door. Tiled floor. WC.

#### STEEL PORTAL SHED

26'3 x 19'8 (8.00m x 5.99m)

Roller shutter door. Service door. Concrete floor. Power and light.



## Road Map



## Hybrid Map



## Terrain Map



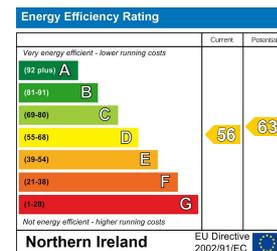
## Floor Plan



## 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



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