



## 19 Tildarg Road

Ballyclare, BT39 9JU

Offers Around £395,000



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## GROUND FLOOR

### Entrance Hall

Quarry tiled flooring.

### Living Room

18'8" x 13'5" (5.69 x 4.11)

Period style cast iron open fireplace with tiled hearth. Solid wood flooring. Panelled Walls.

### Kitchen / Family Dining

17'6" x 9'10" (5.351 x 3.00)

Quarry tiled flooring. High and low level solid pine units. Space for Range Cooker. Period Belfast Sink set into granite worktop surround.

### Utility Room

9'8" x 5'4" (2.96 x 1.63)

Quarry tiled flooring. High and low level units incorporating integrated below counter ironing board. Period Twin Belfast Sink. Plumbing for Washing Machine, Space for Tumble Dryer. Door leading to rear patio.

### Dining Room

12'5" x 10'6" (3.79 x 3.22)

Solid wood flooring. Cast iron open fire.

### Study / Home Office

6'1" x 11'8" (1.86 x 3.58)

Solid wood flooring. Bespoke fitted shutters.

### Shower Room - Ground Floor

4'10" x 7'7" (1.49 x 2.33)

Fully Tiled. Period Low Flush WC and wash hand basin with pedestal. Shower with enclosure. Low voltage spot lighting and extractor fan.

### Bedroom 1 - Rear Ground Floor

9'10" x 11'8" (3.00 x 3.58m)

Solid wood flooring.

## FIRST FLOOR

### Bedroom 2 - Front

10'10" x 10'9" (3.31 x 3.30m)

Solid wood flooring.

### Bedroom 3 - Front

12'1" x 11'7" (3.69 x 3.54)

Solid wood flooring.

### Family Bathroom

7'5" x 10'9" (2.28 x 3.30)

Marble tiled flooring. Wood panelling. Period High flush WC, wash hand basin with pedestal, free standing cast iron bath with telephone shower head. Low voltage spot lighting.

### Bedroom 4 - Front Principal

18'8" x 12'0" (5.69 x 3.68)

Solid wood flooring. Built in Robes. Period, Victorian fireplace with authentic period tiles.

### En-Suite Shower Room

7'10" x 5'1" (2.4 x 1.55m)

Period low flush WC, wash hand basin with pedestal. Shower. Extractor fan.

### Loft

Loft is fully floored and accessed via ladder.

## OUTSIDE

### Detached Garage

27'2" x 12'0" (8.30 x 3.67)

Roller vehicular door. uPVC double doors to gardens. Power and lights. Concrete flooring. Water Supply (Not Mains by Spring).

### WC

5'11" x 3'9" (1.81 x 1.21)

LFWC and WHB.

Tel: 02825655733

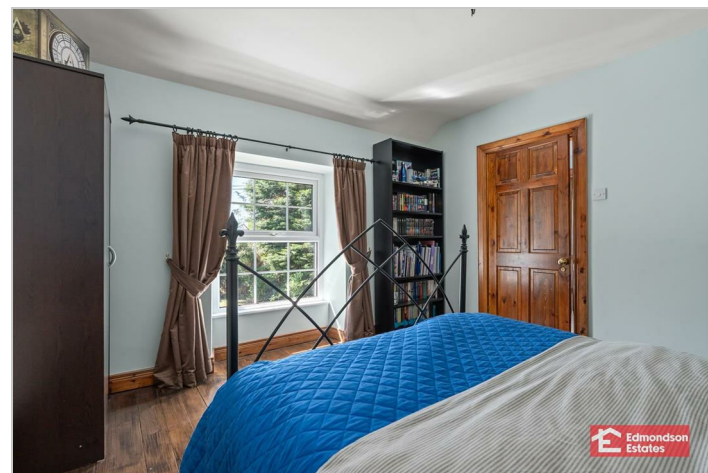
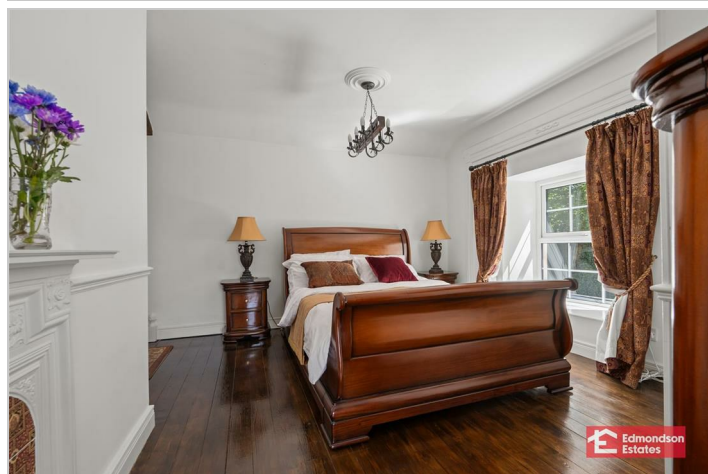
## Store Room

5'11" x 7'9" (1.81 x 2.37)

## GARDENS

The property is accessed from the Tildarg Road via

stone entrance pillars with period Victorian cast iron gates. The gravelled driveway is generous providing parking for multiple vehicles. The gardens are mature, beautifully maintained with manicured lawns, pond and patio area. Bin store area to rear of garage. Outside tap. Oil tank.



Road Map



Hybrid Map



Terrain Map



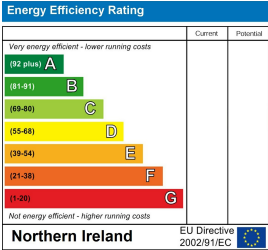
Floor Plan



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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