



91 Ballynafie Road

Portglenone, Ballymena, BT44 8BT

Offers Around £475,000



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GROUND FLOOR

Entrance Hall

Tiled flooring.

Drawing Room & Formal Dining

18'0" x 39'5" (5.50 x 12.02)

Open fire within inglenook fireplace. Vaulted ceiling. Wall lighting. Stripped wood flooring. Mezzanine floor above.

Cloak Room

8'0" x 4'8" (2.45 x 1.43)

LFWC and WHB. Tiled flooring.

Shower Room

8'0" x 5'2" (2.45 x 1.58)

Double size shower with Rain head shower. WHB. Chrome towel radiator. Tiled flooring.

Rear Hallway

Back door. Tiled flooring.

Kitchen

19'7" x 16'9" (5.97 x 5.13)

High and low level units and display cabinets. Granite worktops. Central island with 1 1/2 bowl sink. Wine rack and book shelving. Integrated dishwasher and microwave oven. Electric Aga range cooker. Tiled flooring.

Family Dining

12'0" x 16'9" (3.66 x 5.13)

Laminate flooring.

Utility Room

9'0" x 16'9" (2.76 x 5.13)

Refitted high and low level units. Stainless steel sink. Plumbed for washing machine and space for tumble

dryer. Space for free standing fridge/freezer. Tiled flooring and splashback.

Lower Hallway

Large store cupboard. Laminate flooring.

Family Room / Study

12'5" x 16'9" (3.79 x 5.13)

Double fronted multi fuel stove (with Living Room), with tiled hearth. Laminate flooring.

Living Room

14'3" x 17'3" (4.35 x 5.27)

Vaulted ceiling. Double French doors to gardens. Laminate flooring.

FIRST FLOOR

Landing

Hotpress/Store cupboard.

Mezzanine

17'10" x 15'7" (5.46 x 4.75)

Ideal reading/music area and or home office area.

Family Bathroom

8'3" x 14'9" (2.52 x 4.52)

LFWC and WHB. Contemporary style free standing bath. Shower with rain head. Stone faced wall. Tiled flooring.

Bedroom 1 - Rear

13'10" x 13'7" (max) (4.22 x 4.16 (max))

Bedroom 2 - Front

15'1" x 16'9" (4.60 x 5.13)

Built in robes.

Landing

Tel: 02825655733

Bedroom 3 - Front

13'2" x 10'1" (max) (4.02 x 3.08 (max))

Walk in Robe.

Shower Room

9'3" x 8'11" (2.83 x 2.74)

LFWC and WHB. Walk in shower with rain head. Fully tiled.

Bedroom 4 - Front

13'5" x 11'7" (4.11 x 3.55)

Dressing Room

13'5" x 3'11" (4.11 x 1.21)

OUTSIDE

Garages / Workshop

34'5" x 26'8" (10.50 x 8.15)

2no. sets of double doors. Power and lighting. Concrete flooring. Oil fired boiler. Woodfired pellet boiler installed. Currently using oil heating.

Log Store

27'10" x 17'4" (8.50 x 5.30)

Lighting.

Garden Room

17'4" x 9'10" (5.30 x 3)

Ideal home office / studio. Power, lighting and heating. Double glazed.

Outside WC

4'2" x 2'9" (1.28 x 0.85)

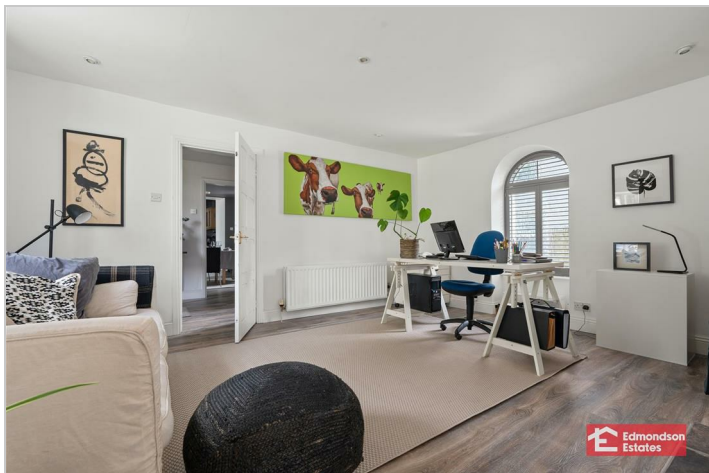
WC and WHB.

Gardens

Extensive mature gardens laid in lawns and shrubs. Patio area. Fully enclosed rear yard area. Tarmacked driveway and parking areas with gated main entrance.

Solar Panels

There are solar PV panels on the house that are positioned on the rear roof elevation. These panels are owned outright and generate both hot water & electricity.



Road Map



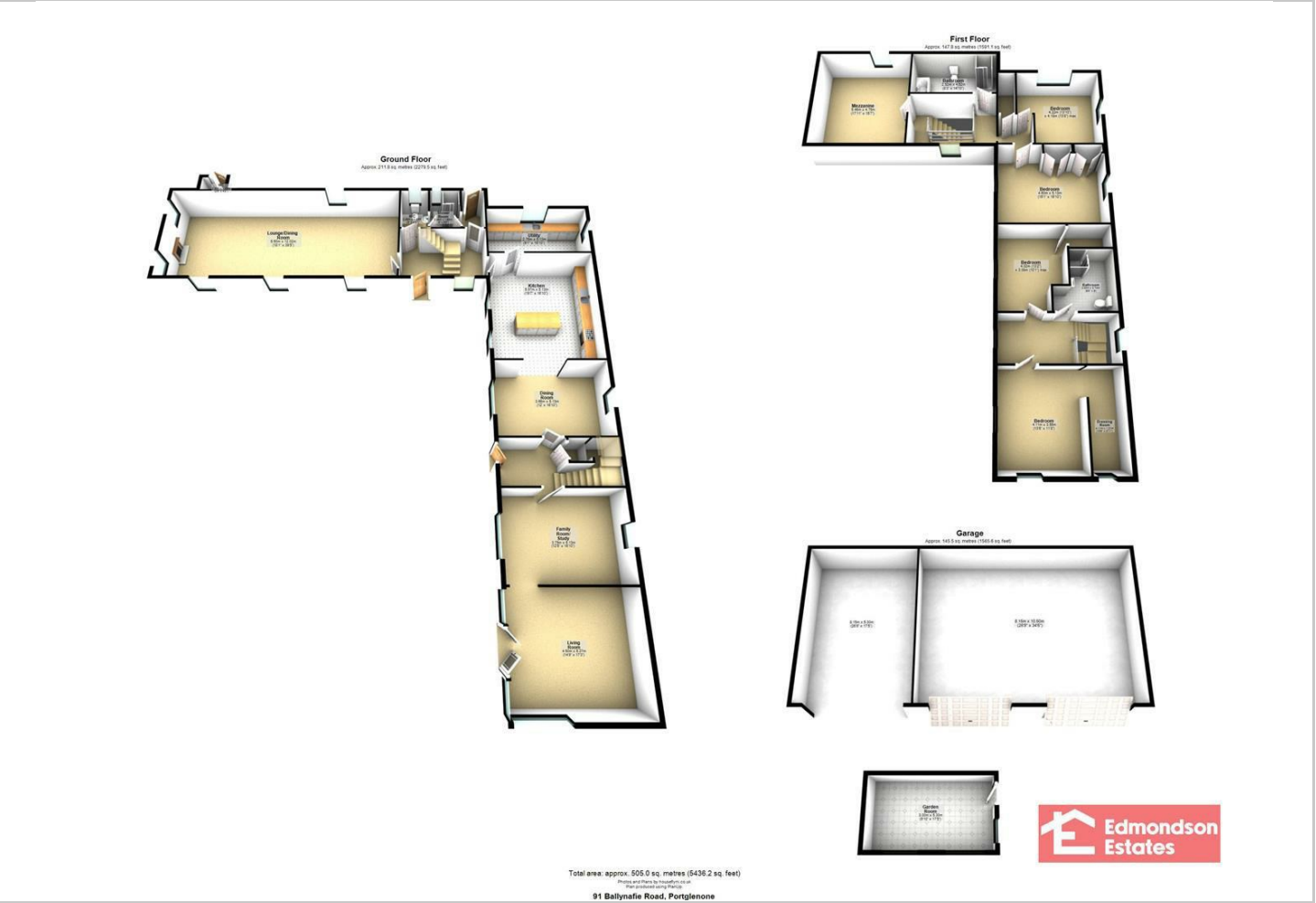
Hybrid Map



Terrain Map



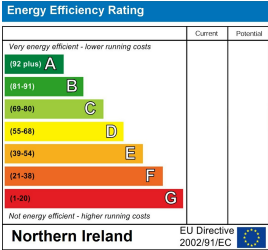
Floor Plan



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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