



## 19 Brocklamont Park

Ballymena, BT42 1AS

Offers Over £529,950





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## ACCOMMODATION

### ENTRANCE PORCH

PVC composite front door with side screens. Tiled floor.

### ENTRANCE HALL

Hardwood glazed internal door with side screens. Stairwell to first floor. Hardwood glazed double doors to dining room. Tiled floor.

### FAMILY ROOM

21'7 x 16'9 (6.58m x 5.11m)

Focal point wood burning stove in Inglenook style recess on slate hearth. Far reaching views to the front elevation. Bow bay style recess/window.

### DINING ROOM

17'11 x 12'5 (5.46m x 3.78m)

Far reaching views to the front elevation. Open plan to kitchen and lounge area. Tiled floor.

### KITCHEN

12'5 x 10'5 (3.78m x 3.18m)

Fitted kitchen with high and low level storage units and work surfaces. Stainless steel sink unit. Integrated appliances to include eye level grill and oven, 4 ring electric hob and separate 2 ring gas hob with extractor fan over. Space for dishwasher. Wine rack. Open arch to dining room. Part tiled walls and tiled floor.

### LOUNGE

23'9 x 12'1 (7.24m x 3.68m)

Focal point wood burning stove in Inglenook style recess on slate tiled hearth. PVC sliding patio doors to side garden with patio area. Tiled floor.

### UTILITY ROOM

17'2 x 16'2 (5.23m x 4.93m)

High and low level storage units and work surfaces. Stainless steel sink. Space and plumbing for washing machine and tumble dryer. Space for American fridge freezer. PVC double glazed sliding patio door to enclosed rear yard. Tiled floor. Access to rear hall with internal door into annex.

### FURNISHED CLOAKROOM

Modern fitted two piece suite comprising vanity unit and WC. Tiled floor.

### FIRST FLOOR

### LANDING

Access to roof space. Access to large hot press via double doors.

### PRINCIPAL BEDROOM

15'7 x 11'11 (4.75m x 3.63m)

Countryside views.

### SHOWER ROOM

Modern fitted two piece suite comprising 'walk-in' shower enclosure with mains shower over and vanity unit. Access to built in double wardrobe. Velux window.

### BEDROOM 2

18'0 x 11'10 (5.49m x 3.61m)

Countryside views.

### BEDROOM 3

12'6 x 12'0 (3.81m x 3.66m)

### BEDROOM 4

12'2 x 11'4 (3.71m x 3.45m)

Access to built in wardrobes. Far reaching views to the front elevation

## DELUXE FAMILY BATHROOM

Modern fitted four piece suite comprising free standing bath, 'walk-in shower enclosure with drench shower head and mains shower over, floating vanity unit and WC. Velux window. Fully tiled walls and tiled floor.

## ADJOINING SELF-CONTAINED ANNEX

### ENTRANCE PORCH

Hardwood glazed front door. Wood laminate floor covering.

### ENTRANCE HALL

Internal door. Access to built in double store and roof space.

### LOUNGE

13'7 x 12'6 (4.14m x 3.81m)

Focal point open fire with brick surround and hearth.

### KITCHEN

13'0 x 8'1 (3.96m x 2.46m)

Fitted high and low level units and work surface. Space and plumbing for appliances. Stainless steel sink. Internal door to main property.

## BEDROOM 1

15'3 x 13'2 (4.65m x 4.01m)

Access to hot press.

## SHOWER ROOM

Modern fitted three piece suite comprising shower enclosure with electric shower over, wash hand basin and WC. Fully tiled walls and tiled floor.

## EXTERNAL

Expansive, mature gardens in lawn with wide array of trees, plants and shrubs. Side patio area off lounge. Separate elevated brick paviour patio area to front elevation enjoying far reaching views.

Private driveway in stone.

Access to outside store, log store and boiler house with Oil fired central heating boiler.

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

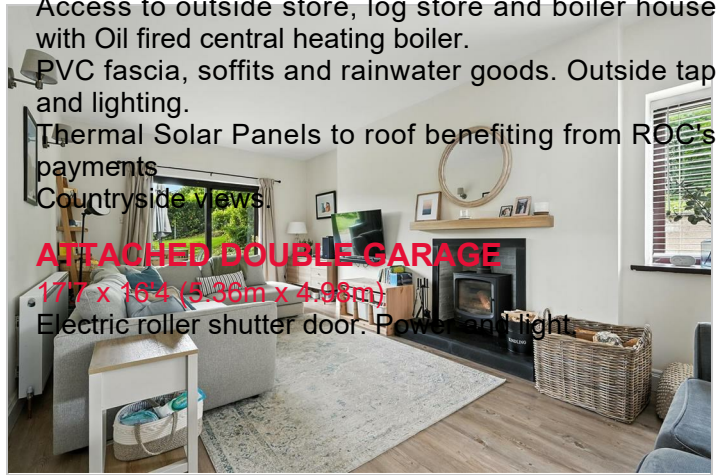
Thermal Solar Panels to roof benefiting from RDC's payments

Countryside views.

## ATTACHED DOUBLE GARAGE

17'7 x 16'4 (5.36m x 4.98m)

Electric roller shutter door. Power out light.

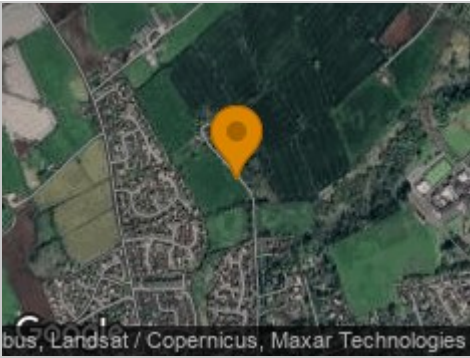




Road Map



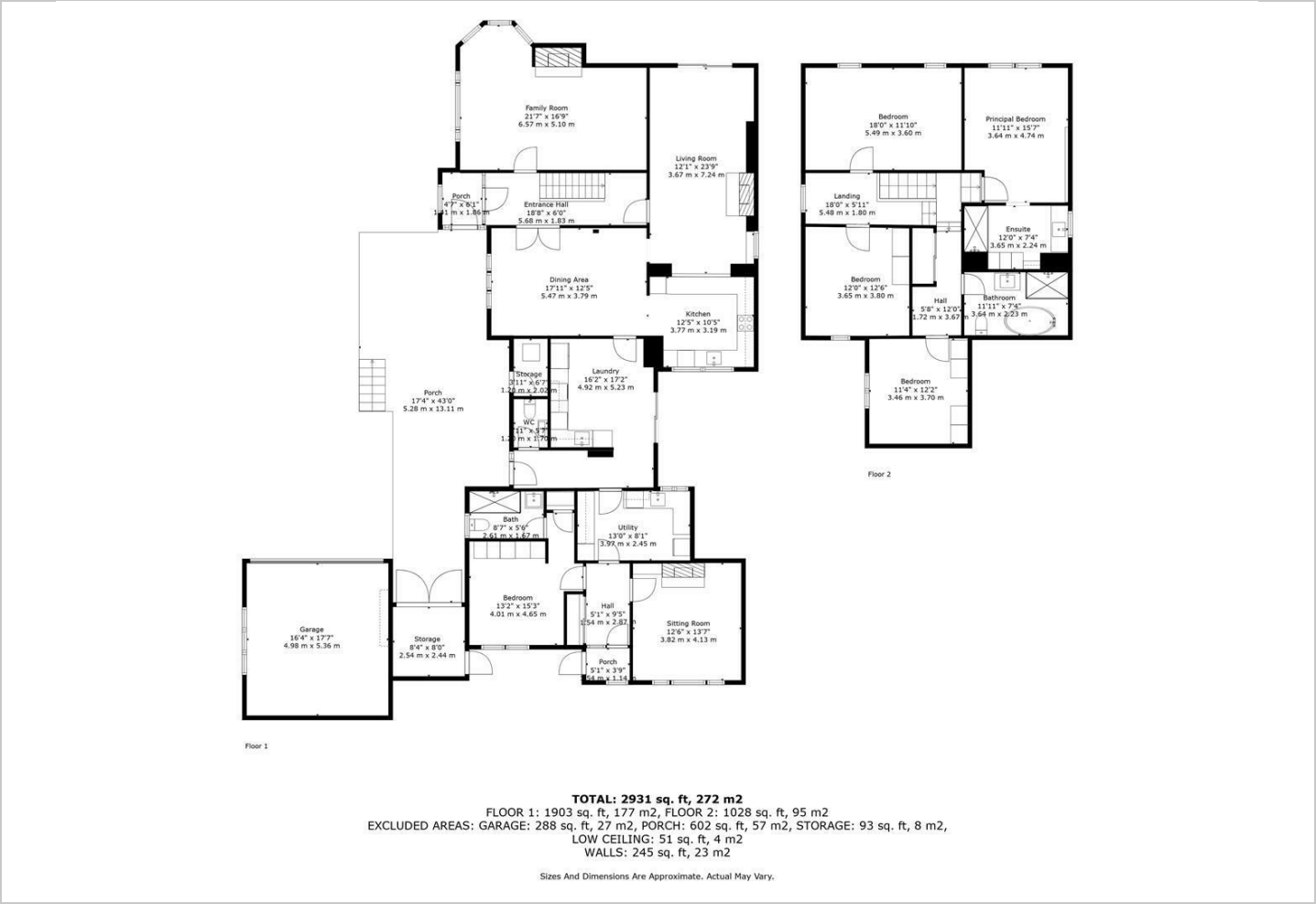
Hybrid Map



Terrain Map



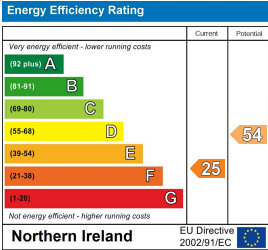
Floor Plan



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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