



## 43 Cushendall Road

Ballymena, BT43 6HA

Offers Around £269,950





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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

Hardwood double doors. Tiled floor.

#### ENTRANCE HALL

PVC double glazed internal door with matching side screens. Solid Oak parquet style flooring. Stairwell to upper floors. Access to under stair store. Decorative half panelled walls.

#### LOUNGE

13'3 x 12'10 (4.04m x 3.91m)

Bow bay window. Focal point open fire with timber and exposed brick surround on hearth.

#### FAMILY ROOM

13'3 x 12'0 (4.04m x 3.66m)

Oak flooring. Focal point open fire (with back boiler link up to heating) with marble surround on granite hearth.

#### FURNISHED CLOAKROOM

Modern fitted two piece suite comprising wash hand basin and WC. Part tiled walls and tiled floor.

#### UTILITY ROOM

10'9 x 6'4 (3.28m x 1.93m)

High and low level storage units and work surfaces. Sink unit. Space and plumbing for washing machine and tumble dryer. Tiled floor.

#### OPEN PLAN KITCHEN & DINING AREA

18'4 x 12'9 (5.59m x 3.89m)

Modern fitted, farmhouse style kitchen with high and

low level storage units and contrasting granite work surfaces. Stainless steel 1.5 bowl sink unit. Integrated eye level grill and oven, fridge freezer, dishwasher and 4 ring electric hob and oven with extractor fan over. Glazed display cabinets. PVC double glazed French doors to terrace. Vaulted ceiling with twin Velux windows.

#### PLAYROOM

18'10 x 11'2 (5.74m x 3.40m)

Wood laminate floor covering. Access to roof space via slingsby style ladder. PVC double glazed door to the front.

### LOWER GROUND FLOOR

#### HOME OFFICE/BEDROOM 5

12'10 x 11'2 (3.91m x 3.40m)

Recessed downlighting.

#### BEDROOM 4

12'6 x 8'6 (3.81m x 2.59m)

#### EN-SUITE

Modern fitted two piece suite comprising wash hand basin and WC. Wood laminate floor covering.

### FIRST FLOOR

#### LANDING

Stairwell to floored roof space.

#### PRINCIPAL BEDROOM

12'10 x 11'4 (3.91m x 3.45m)

Wall to wall fitted wardrobes in mirrored sliding doors.

#### BEDROOM 3

10'0 x 7'2 (3.05m x 2.18m)

Tel: 02825655733

## BEDROOM 2

12'1 x 9'8 (3.68m x 2.95m)

Access to store and hot press.

## DELUXE FAMILY BATHROOM

Deluxe modern fitted four piece suite comprising free standing roll top bath, shower cubicle with electric shower over, vanity unit and WC. Half panelled walls. Tiled floor.

## SECOND FLOOR

### FULLY FLOORED ROOF SPACE

17'8 x 16'2 (5.38m x 4.93m)

widest points. Velux window. Access to walk-in storage/wardrobe area. Eaves storage

## EXTERNAL

Front garden in lawn.

Private driveway in tarmac.

Secluded rear garden in lawn with raised timber decking area and separate elevated sun terrace/patio area.

Access to boiler house with oil fired central heating boiler.

CCTV security system, outside tap and lighting.





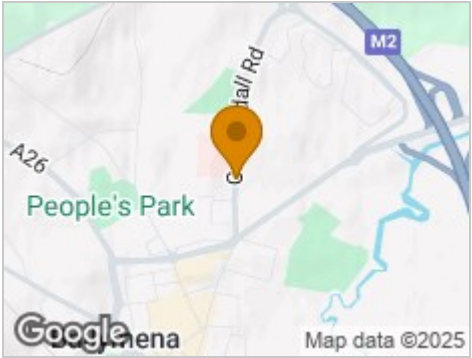
Road Map



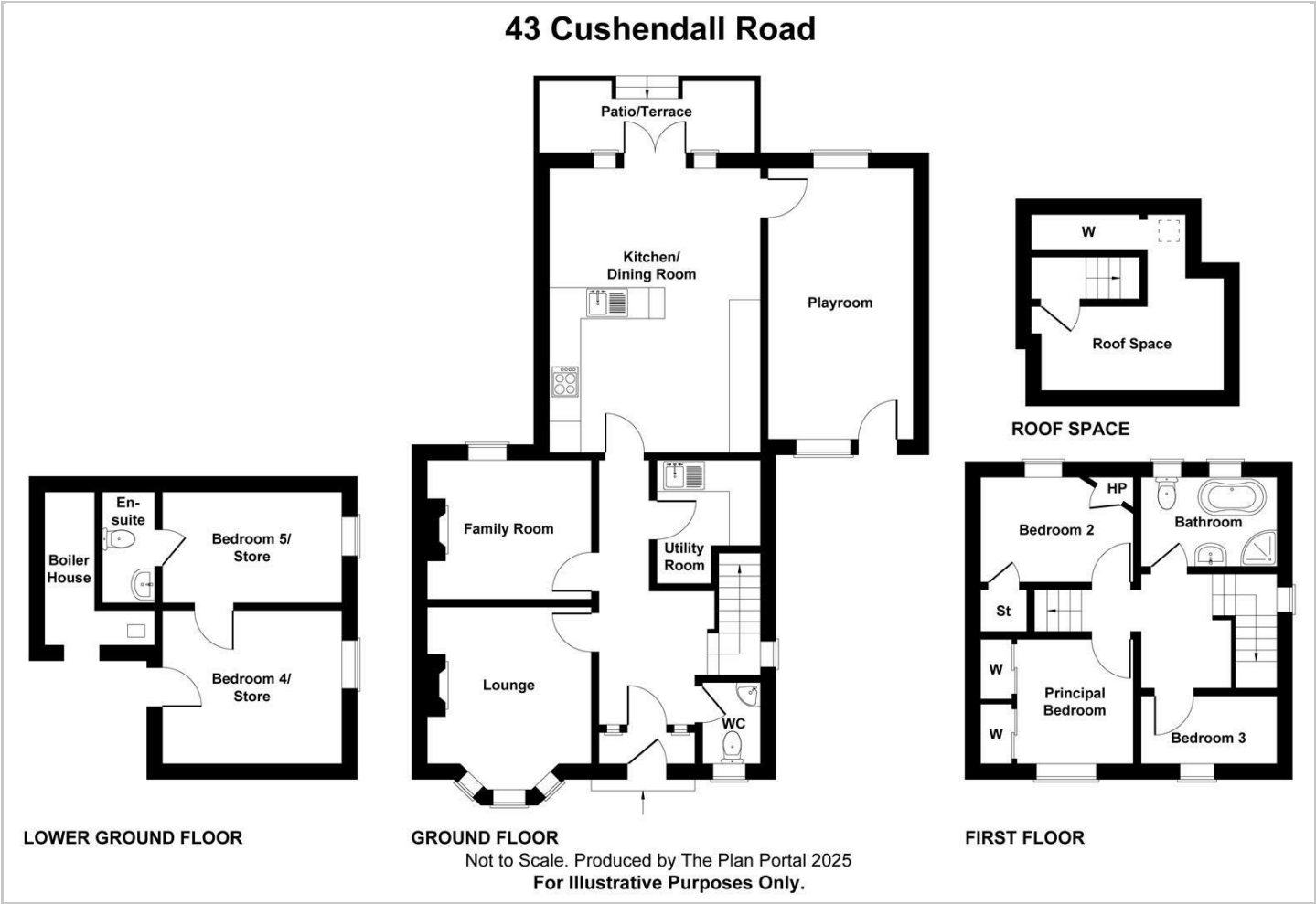
Hybrid Map



Terrain Map



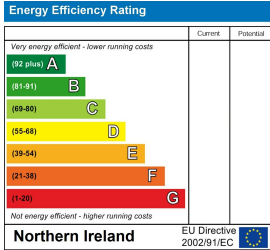
Floor Plan



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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