



## 31 Dromona Road, Ballymena, BT42 1NT

Offers in the region of £275,000



Enjoying a peaceful countryside location on the outskirts of Cullybackey, this impressive five bedroom detached house offers circa 2,000 sq ft of living accommodation, located among a cluster of similarly proportioned homes.

The spacious accommodation boasts three reception rooms, large kitchen with separate utility, five first floor bedrooms (master with en-suite) and a large family bathroom.

Providing impressive family size accommodation, this property is likely to be popular from the outset and early viewing is recommended in order to avoid disappointment.



## Property Features

- Large Detached House circa 2,000 sq ft
- Three formal reception rooms
- Spacious kitchen with separate utility room
- Five well proportioned first floor bedrooms (master with en-suite)
- Large family bathroom
- Oil fired heating system
- PVC double glazed windows and doors
- Detached garage
- Mature gardens to the front and rear
- Peaceful countryside location

## Accommodation

(Dimensions and Areas are approximate)

### Ground Floor

#### Hall 15'9" x 7'10" (4.82 x 2.39)

PVC front door with sidelights and fanlight.

Tiled floor.

Stairs to first floor

#### Living Room 15'11" x 13'7" (max) (4.86 x 4.15 (max))

Open fire in a contemporary Adam style fireplace surround with a tiled hearth.

Wood effect laminate flooring.

Double doors opening into the Dining Room.

#### Sitting Room 15'8" x 12'11" (4.8 x 3.95)

Open fire in a contemporary Adam style fireplace surround with a tiled hearth.

Wood effect laminate flooring.

#### Dining Room 13'7" x 12'0" (4.15 x 3.67)

Wood effect laminate flooring.

Double doors opening to Living room.

#### Kitchen 16'0" x 13'1" (4.88 x 4)

Fitted with a range of contemporary high gloss eye and low level units. Laminate work surfaces with tiled splash back areas over. Integrated oven and hob, with a stainless steel extractor canopy over. Plumbed for dishwasher. Tiled floor.

#### Utility Room 8'4" x 7'5" (2.55 x 2.28)

Fitted to match the kitchen, with low level high gloss units and laminate work surfaces. Tiled Floor and splash back areas. PVC back door.

#### Cloakroom 6'10" x 2'11" (2.1 x 0.9)

Fitted with a W/C and wash hand basin.

Tiled floor.



## First Floor

**Landing** 12'9" x 7'10" (3.89 x 2.39)

**Bedroom 1** 15'8" x 13'5" (max) (4.8 x 4.1 (max))

**Bedroom 2** 12'0" x 12'4" (3.68 x 3.78)

**Bedroom 3** 13'0" x 12'4" (3.98 x 3.78)

**Bedroom 4 (Master)** 14'5" x 12'11" (max) (4.4 x 3.96 (max))

**En-suite** 4'11" x 7'3" (1.5 x 2.22)

Fitted with a contemporary suite including a shower cubicle, wash hand basin and low flush W/C.

**Bathroom** 9'3" x 8'2" including hotpress (2.82 x 2.5 including hotpress)

Fitted with a contemporary suite including a bath with shower over, wash hand basin and low flush W/C. Tiled floor and splash back areas. Built in airing cupboard.

**Bedroom 5** 7'10" x 7'10" (2.39m x 2.39m )

## Outside

Large gardens to the front and rear, laid in lawn with a gravel driveway.

## Garage

Single garage with a roller door and pedestrian door to the side.

## Directions

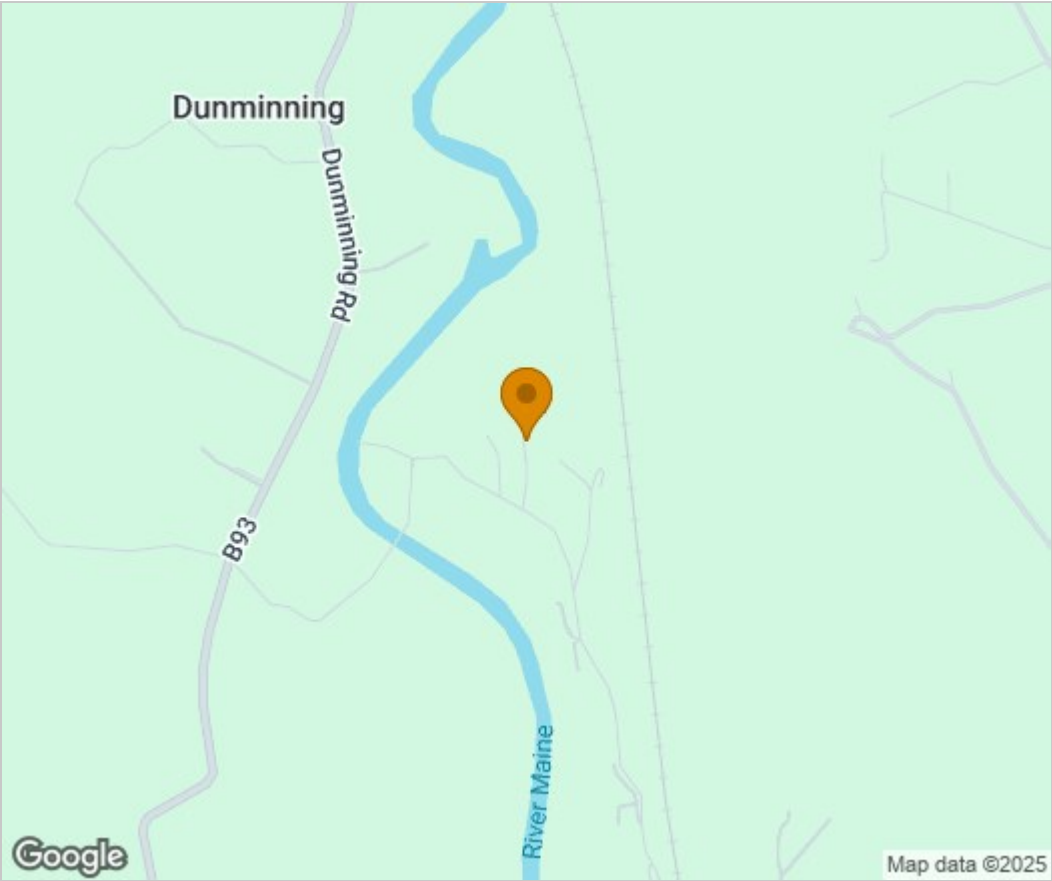
Taking the Shellinghill Road from Cullybackey, drive until you reach the staggered crossroad where the road meets the Dromona Road and Redford Road and take a left onto the Dromona Road. Drive to the end of the road then take a right to stay on the Dromona Road. Drive straight down this road until you reach a point where the road narrows and you see a "dead end" sign, at this point take a right just after the red and white markers onto a laneway (stay to the laneway on your right). Drive a short distance and you will find yourself in a cul de sac and the property will be on your right. The location is marked on the attached maps for reference purposes.



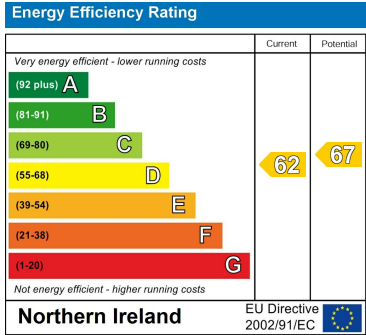




Area Map

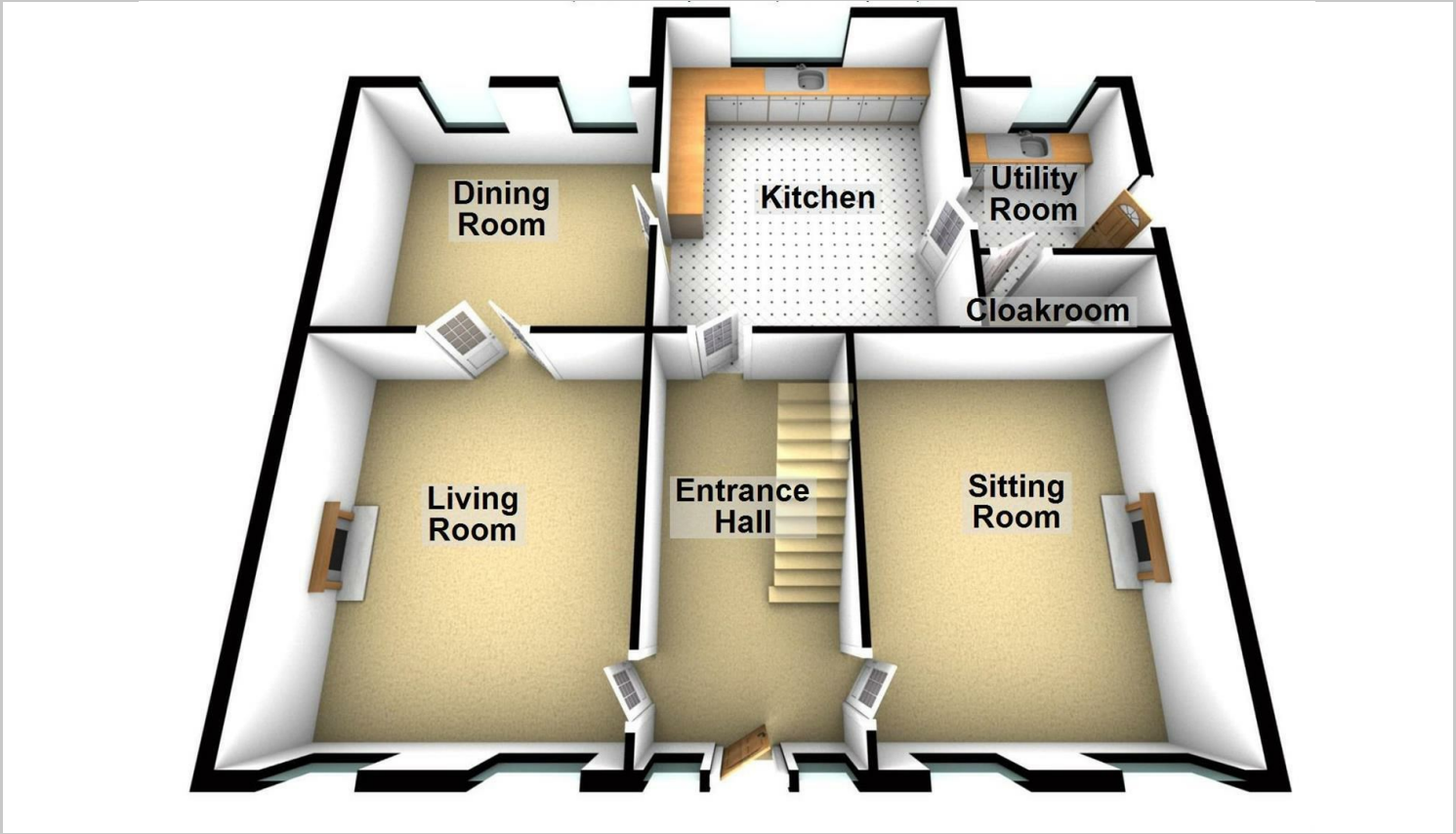


Energy Efficiency Graph

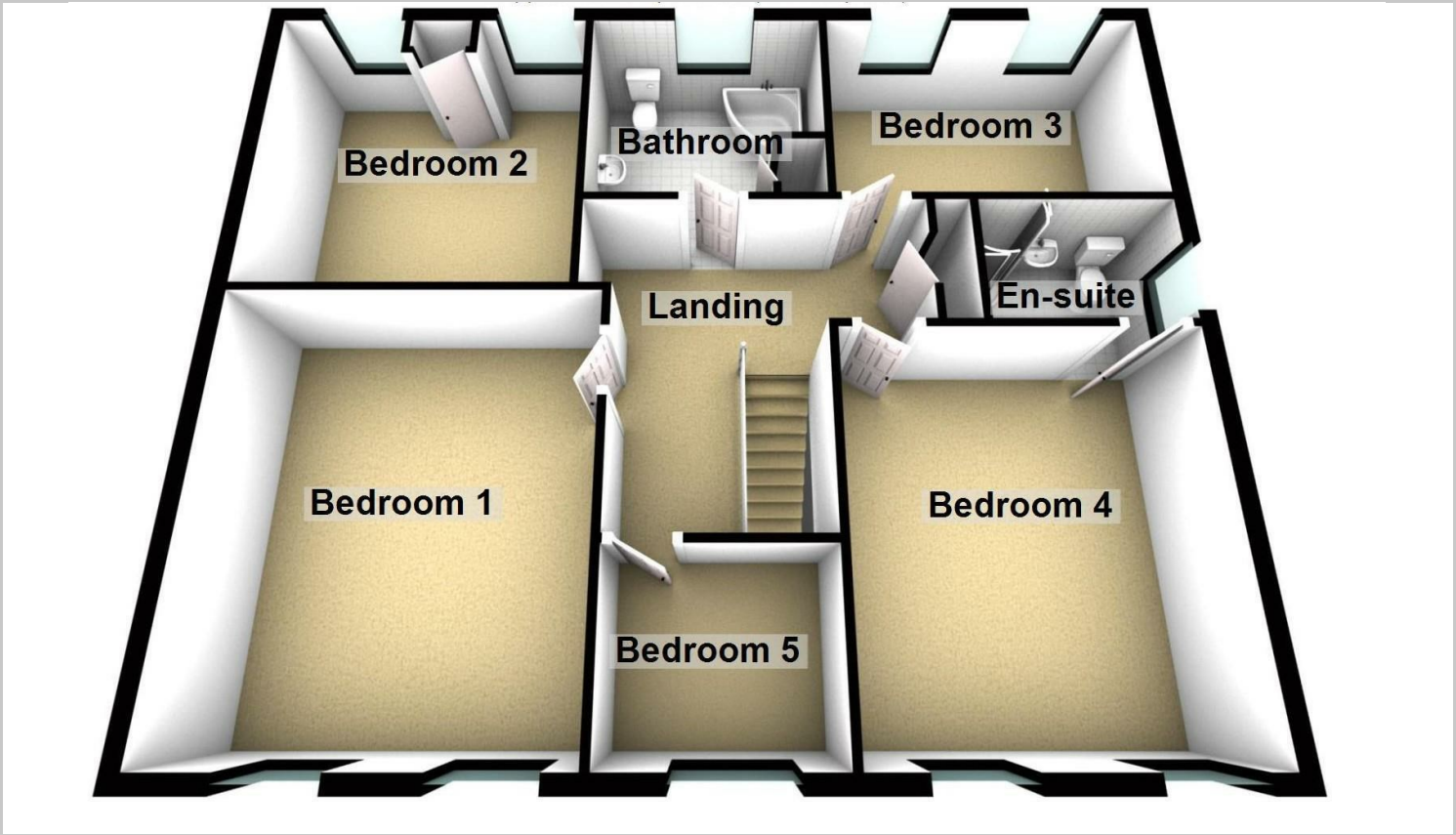




Ground Floor Plan



First Floor Plan



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