COLIN GRAHAM RESIDENTIAL

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25 Caherty Road, Broughshane, BT42 4QA

- Impressive, Detached Family Home
- Robinsons Bespoke In-Frame Kitchen
- Bathroom; Two En Suite Shower Rooms
- Circa 3.6 Acre Site
- Private, Elevated Site
- Four Bedroom; Four+ Reception
- Utility Room; Furnished Cloakroom
- Oil Heating (part underfloor); PVC Double Glazing
- Paddocks, Gardens, and Range Of Outbuildings
- Immaculately Presented Throughout

Offers Over £650,000

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Tiled floor. Glass panelled French doors leading to:

LOUNGE THROUGH DINING ROOM 35'9" x 16'7" (wps)

Central mounted gas fire with granite hearth. Timber floor to dining area. Tiled floor to living area. Feature window enjoying rural views. PVC double glazed French doors to garden. Glass panelled French doors leading to:

DRAWING ROOM 16'7" x 13'9"

Cast iron wood burning stove on slate hearth with stone clad chimney breast. Dual aspect windows. Feature window enjoying elevated rural views. Timber flooring.

FAMILY ROOM 16'7" x 10'8"

Timber flooring.

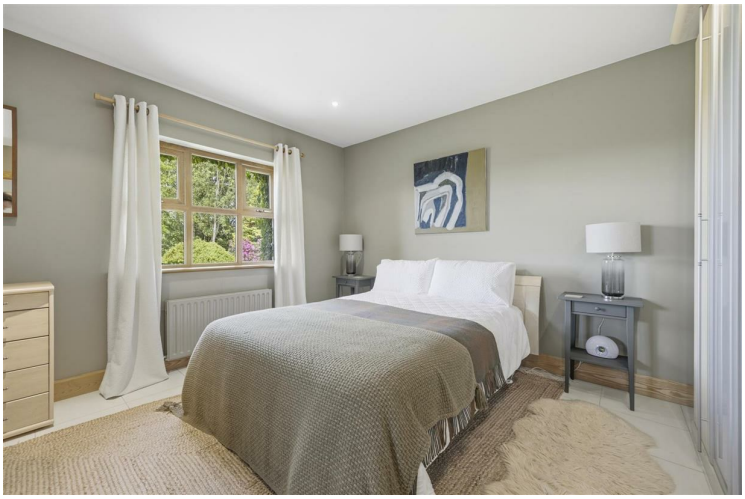
FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising floating vanity unit and WC. Tiled floor. Access to roof space.

KITCHEN WITH INFORMAL DINING AREA 24'2" x 16'7"

Luxury, fitted, Robinsons, solid wood in-frame kitchen with granite worktop. Matching island unit with breakfast bar area. Twin inlaid stainless steel sink units. Integrated gas Smeg hob with Gaggenau under oven. Separate Miele oven and microwave oven. Integrated dishwasher. Space for American style fridge freezer. Built in wine rack. Solid granite upstand to sink. Tiled floor. Underfloor heating. Open arch leading to:







SUN LOUNGE 15'1" x 11'6" (wps)

Tiled floor. Underfloor heating. PVC double glazed French doors leading to driveway.

UTILITY ROOM 10'9" x 10'9" (wps)

Range of fitted high and low storage units with solid granite worktop. Inlaid stainless steel sink unit. Plumbed and space for washing machine. Space for tumble dryer. Solid granite upstands to walls. Tiled floor. Access to boiler store with oil fired central heating boiler. PVC double glazed door leading to patio.

PRINCIPAL BEDROOM 13'3" x 12'10" (wps)

Fitted wardrobes. Tiled floor. Walk in wardrobe. Elevated rural view.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white, four piece suite comprising panelled shower enclosure, twin basin vanity unit and WC. Thermostat controlled main shower unit. Chrome towel radiator.

GUEST BEDROOM 12'9" x 9'3"

Elevated rural view. Fitted wardrobes in mirror panelled sliding doors. Timber flooring.

EN SUITE SHOWER ROOM

Contemporary, white, two piece suite comprising panelled shower enclosure and vanity unit. Thermostat controlled main shower unit. Chrome towel radiator. Tiled floor. Access to roof space.

BEDROOM 3 16'7" x 10'9"

Fitted wardrobes in mirror panelled sliding doors. Dual aspect windows enjoying rural views. Timber flooring.

BEDROOM 4 12'8" x 9'9"

Vanity unit. Elevated rural view to rear. Timber flooring.

FAMILY BATHROOM

Contemporary, white, four piece suite comprising panelled corner bath, separate panelled shower enclosure, pedestal wash hand basin and WC. Electric shower. Half panelling to walls. Splashback tiling to bath. Tiled floor. Elevated rural view to rear.

EXTERNAL

Private entrance lane finished in tarmac, leading to generous sized driveway area/courtyard.
c.3.6 acre site, to include paddocks, woodland meadow river walk, and gardens finished in lawn, patio areas. water feature and wide array of mature plants, trees, and shrubbery.
Range of stores, outbuildings and stables.
Derelict cottage.
Enclosed fruit and vegetable garden.
Partially enclosed concrete yard.
Summer house.
Outside tap.
Range of external lighting.
PVC oil storage tank.

MATCHING DETACHED BUILDING (former double garage)

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering.

LOUNGE THROUGH KITCHEN 30'9" x 16'0" (wps)

Quality fitted in-frame kitchen with range of high and low level storage units with contrasting woodblock effect melamine worktop. Ceramic 1.5 bowl sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated bosch double ovens. Integrated fridge freezer. Glass fronted display cabinets. Wood laminate floor covering to kitchen area. Glass panelled door leading to rear hall.

ROOM 14'4" x 13'0"

Jack and Jill access to:

SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled wet room style shower enclosure, pedestal wash hand basin and WC. Thermostat controlled main shower unit with drench shower head. Chrome towel radiator. Tiled floor.

ROOM 10'4" x 8'10"

STORE

With oil fired central heating boiler.





IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing



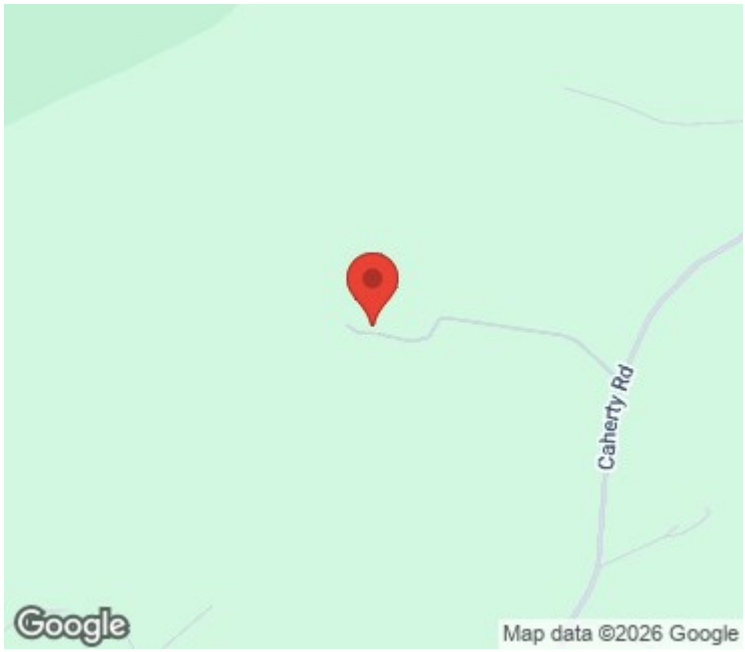
Impressive, detached family home, occupying a private, elevated site, extending to circa 3.6 acre, conveniently situated on the periphery of Broughshane village, Ballymena.

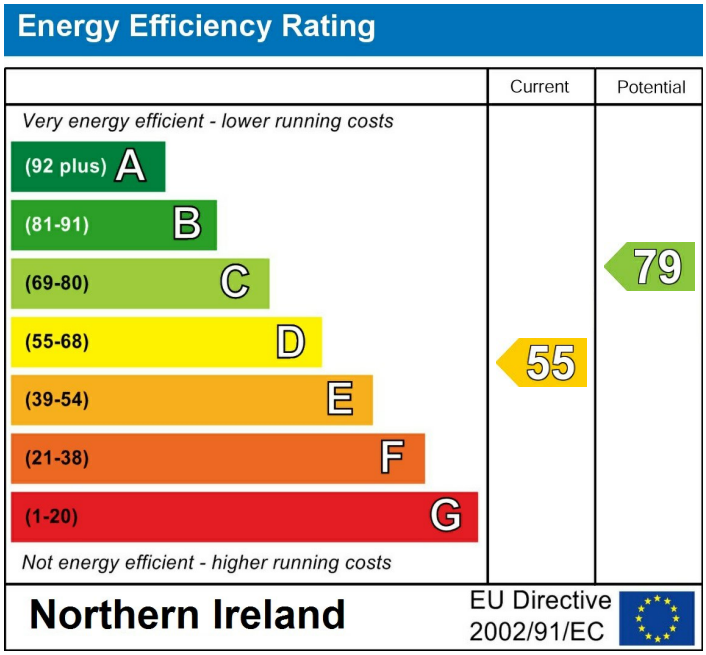
The property comprises entrance hall, lounge through dining room, drawing room, dining room, sun lounge, kitchen with informal dining area, luxury fitted Robinsons in-frame kitchen, utility room, furnished cloakroom, four bedrooms, to include principal en suite and guest en suite bedroom, and family bathroom, with contemporary, white, four piece suite.

Externally, the property enjoys private entrance lane finished in tarmac, leading to generous sized driveway area/courtyard, two grass paddocks, a woodland meadow river walk, derelict cottage and range of stores, outbuildings and stables, enclosed fruit and vegetable garden, summer house/potting shed, partially enclosed concrete yard, and gardens finished in lawn, patio areas. water feature, and wide array of mature, plants, trees, and shrubbery. There is also a detached double garage, which has been converted to provide a range of rooms, kitchen, and shower room (photos included).

Other attributes include oil heating, part underfloor heating, and PVC double glazing.

Early interest highly recommended.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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