COLIN GRAHAM RESIDENTIAL

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216 Ballymena Road, Doagh, BT39 0TP

- Impressive Family Sized Detached
- Kitchen With Informal Dining Area
- Deluxe Bathroom; Two En Suite Bedrooms
- Private Driveway
- Fully Landscaped Site
- Five Bedroom; Five Reception
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Detached Garage and Annex
- Adjoining Paddock (c.1.6 acres)

Offers Over £615,000

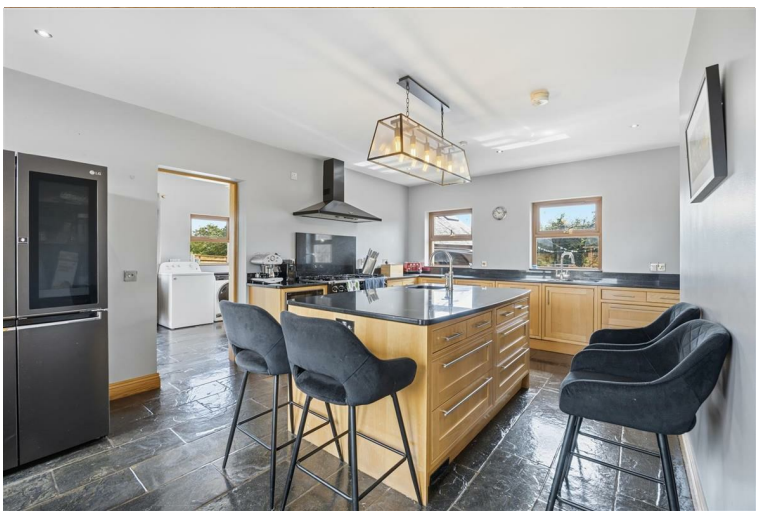
EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door with matching side screens. Tiled floor. Vaulted ceiling. Stairwell to upper floors. Glass panelled French doors leading to lounge and dining room. Access to under stairs store. Access to walk in cloakroom.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 31'0" x 14'0" (wps)

Bay window to front elevation. Open fire in cast iron fireplace with granite hearth and timber surround. Solid timber herringbone style flooring. Twin sets of glass panelled French doors leading to:

FAMILY ROOM 19'2" x 12'6"

Limestone fireplace with matching hearth with gas fire (disconnected). PVC double glazed French doors leading to patio and rear garden.

DINING ROOM 21'0" x 14'0" (wps)

Bay window to front elevation. Contemporary gas fire (disconnected). Solid timber herringbone style flooring. Glass panelled door leading to kitchen.

SUN LOUNGE 13'10" x 11'2"

Cast iron wood burning stove. Tiled floor. PVC double glazed French doors leading to patio and rear garden. Glass panelled French doors leading to:







KITCHEN WITH INFORMAL DINING AREA 27'1" x 19'2" (wps)

Solid wood fitted kitchen with range of low level storage units and contrasting solid granite worktop. Matching island unit with breakfast bar area. Inlaid stainless steel 1.5 bowl sink unit. Secondary sink unit to island unit. Boiling and sparkling water tap. Space for range style oven with solid granite splashback and extractor hood over. Space for American style fridge freezer. Integrated microwave and dishwasher. Solid granite upstands to walls. Tiled floor.

UTILITY ROOM 13'10" x 9'9"

Comprehensive range of fitted storage units with solid granite worktop. Inlaid stainless steel sink unit. Plumbed and space for washing machine. Solid granite upstand to sink. Tiled floor. PVC double glazed French door leading to driveway.

FIRST FLOOR

GALLERY STYLE LANDING

Timber flooring. Informal sitting area. Stairwell to second floor. Access to walk in hot press. Access to roof space.

PRINCIPAL BEDROOM 27'11" x 15'10" (wps)

View towards Tardree Forest. Timber flooring.

WALK IN WARDROBE 7'5" x 5'10"

Timber flooring.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Chrome towel radiator.

GUEST BEDROOM 12'6" x 12'1" (wps)

Elevated rural view. Timber flooring.

EN SUITE SHOWER ROOM

White, three piece suite comprising panelled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled main shower unit. Chrome towel radiator. Tiled floor.

BEDROOM 3 14'0" x 11'7"

Timber flooring. Elevated rural view.

WALK IN WARDROBE 14'0" x 3'10"

BEDROOM 4 14'4" x 9'8"

Timber flooring.

DELUXE FAMILY BATHROOM

Contemporary, white four piece suite comprising freestanding clawfoot bath, separate fully panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled main shower unit. Chrome towel radiator. Tiled floor.

SECOND FLOOR

LANDING

Timber flooring.

BEDROOM 5 16'11" x 11'8"

Access to under eaves storage. Timber flooring.

OFFICE / PLAY ROOM / BEDROOM 6 14'4" x 11'8" (wps)

Timber flooring. Access to under eaves storage.

EXTERNAL

Generous sized private driveway finished in tarmac.
Front and side gardens finished in lawn.
Range of external lighting.
PVC soffits. fascia and rainwater goods.
Rear garden finished in artificial grass, paved patio areas, decorative stone and wider a of plants, trees and shrubbery.
Oil fired central heating boiler.
PVC oil storage tank.
Enclosed concrete dog run.
Boiler house and range of stores.
Adjoining paddock (extending to c.1.6 acres).

MATCHING DETACHED GARAGE AND ANNEX





GARAGE 16'9" x 12'4"

Power operated roller shutter door. Power, light, service door accessing annex.

ANNEX

LOUNGE 15'10" x 12'2"

PVC double glazed external door. Wood laminate floor covering.



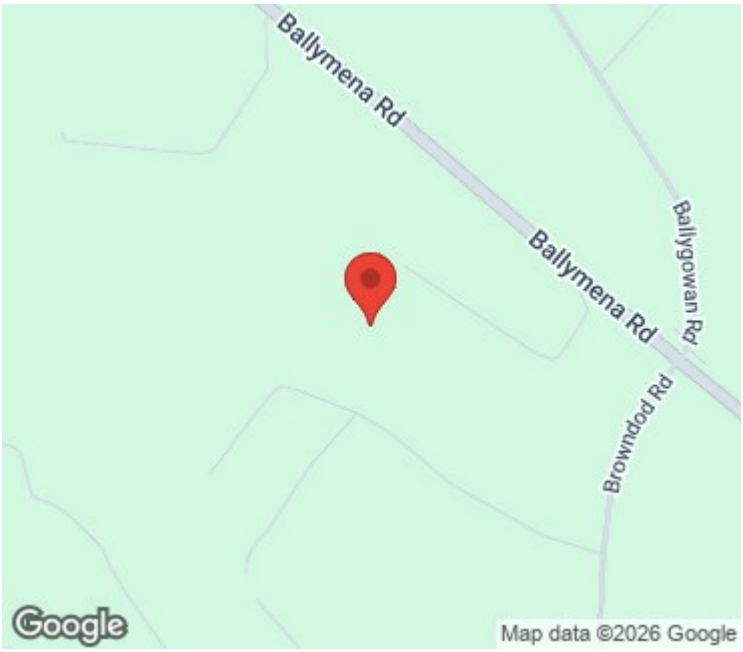
Impressive, detached, family home with matching detached annex and adjoining grass paddock (circa 1.6 acres), occupying an elevated site, with views towards Tardree Forest, situated off Ballymena Road, Doagh.

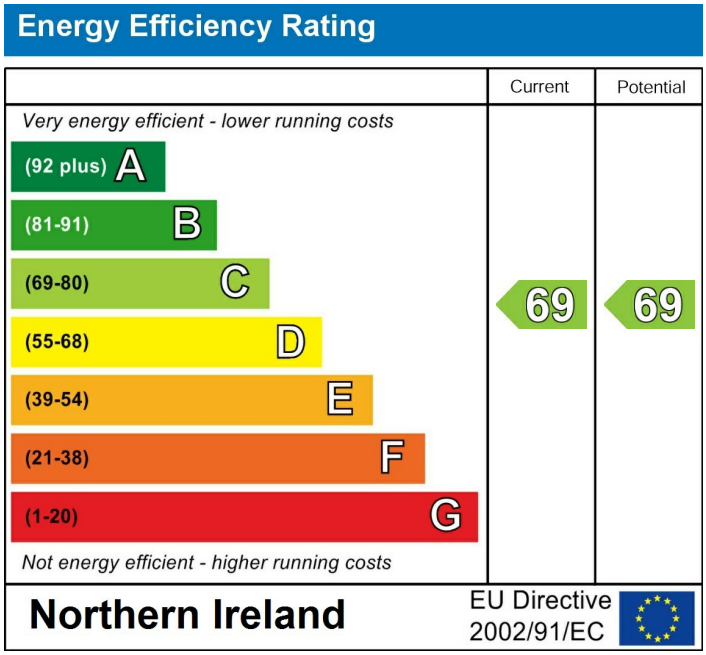
The property comprises entrance hall, furnished cloakroom, lounge, family room, dining room, sun lounge, kitchen with informal dining area, utility room, five well-proportioned bedrooms, including principal and guest bedrooms, study, and deluxe family bathroom.

Externally, the property enjoys generous sized private driveway, matching detached garage and one bedroom annex, adjoining paddock, range of stores, and gardens finished in lawn, artificial grass, patio areas, jungle gym, and range of plants, trees and shrubbery.

Other attributes include oil heating, with underfloor heating to ground and first floor levels, 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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