COLIN GRAHAM RESIDENTIAL

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# 15 Millfields, Kells, Ballymena, BT42 3HF

- Spacious Detached Family Home
- Lounge; Separate Family / Dining Room
- Family Bathroom With Four Piece Suite
- Utility Room; Furnished Cloakroom
- Fully Enclosed, Low Maintenance Rear Garden
- Four Bedrooms; Principal With En Suite
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Private Driveway; Matching Detached Garage
- Convenient Location; Prime Corner Site

Offers Over £189,950

EPC Rating D





15 Millfields, Ballymena, BT42 3HF





# PROPERTY DESCRIPTION

## ACCOMMODATION

### ENTRANCE HALL

Hardwood, double glazed front door. Solid wood flooring. Stairwell leading to first floor.

### FURNISHED CLOAKROOM

White, two piece suite comprising corner pedestal wash hand basin and low flush WC. Wood strip effect, tiled flooring. Tiled splashback to wash hand basin.

### LOUNGE 21'6" x 10'4"

Solid wood flooring. Sandstone fireplace with matching hearth and surround, with gas fire inset. PVC double glazed French doors to rear garden. Recessed spotlights.

### DINING / FAMILY ROOM 14'6" x 10'4" (into bay)

Box bay window to side elevation. Twin PVC double glazed windows to front elevation. Solid wood flooring. Glass panelled French doors leading into:







## KITCHEN WITH INFORMAL DINING AREA 19'4" x 12'2" (wps)

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, four ring hob with extractor canopy over. Integrated electric oven and fridge. Space for freestanding American style fridge freezer. Integrated dishwasher. Splashback tiling to hob area and matching upstands. Tiled floor. Alarm panel.

## UTILITY ROOM 6'9" x 6'0"

Range of high and low level storage units with contrasting, melamine work surface to match kitchen. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for tumble dryer. Tiled floor. Hardwood, double glazed rear door.

## FIRST FLOOR

## LANDING

Access to roof space and shelved hot press.

## PRINCIPAL BEDROOM 12'7" x 12'2"

Wood laminate floor covering. Twin windows to front elevation. Fitted wardrobes in mirrored sliding doors.

## FULLY TILED EN SUITE SHOWER ROOM

White, three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Chrome towel radiator. Feature window to front elevation. Thermostat controlled mains shower unit.

## BEDROOM 2 10'10" x 10'5"

Wood laminate floor covering.

## BEDROOM 3 10'5" x 10'3"

Wood laminate floor covering.

## BEDROOM 4 9'11" x 8'11"

Wood laminate floor covering.

## FAMILY BATHROOM

White, four piece suite comprising PVC panelled shower enclosure, corner panelled bath, pedestal wash hand basin and WC. Chrome towel radiator. Tiled walls. Tiled floor. Electric shower unit.

## EXTERNAL

Front and side gardens finished in lawn with brick pavior paths.
Generous sized private driveway, finished in brick pavior.
Fully enclosed, low maintenance rear garden finished in brick pavior patio and decorative stone.
PVC oil storage tank.
External lighting.
Outside tap.





## MATCHING DETACHED GARAGE 19'3" x 9'5"

PVC coated roller shutter door and separate service door. Light and power.

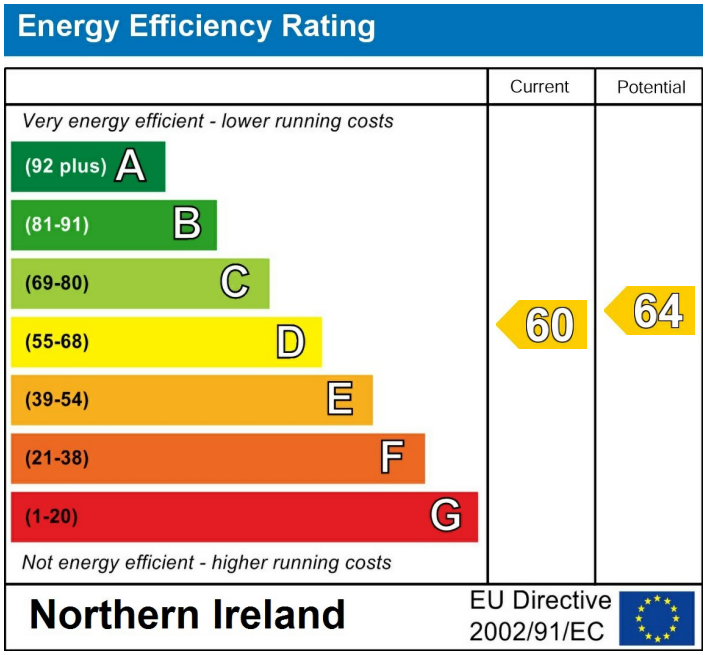
## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



***Well presented, spacious, four bedroom / two reception, detached family home with matching detached garage, occupying a prime site within the popular Millfields development, Kells, Ballymena. The property comprises entrance hall, furnished cloakroom, lounge with gas fire, separate family/dining room, modern fitted kitchen with informal dining area, utility room, four well proportioned first floor bedrooms to include principal bedroom with en suite shower room, and family bathroom with white four piece suite. Externally the property enjoys generous sized private driveway area finished in brick pavior, matching detached garage, and fully enclosed, low maintenance rear garden finished mainly in brick pavior patio. Other attributes include oil fired central heating and PVC double glazing. Early viewing highly recommended to avoid disappointment.***




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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