COLIN GRAHAM RESIDENTIAL

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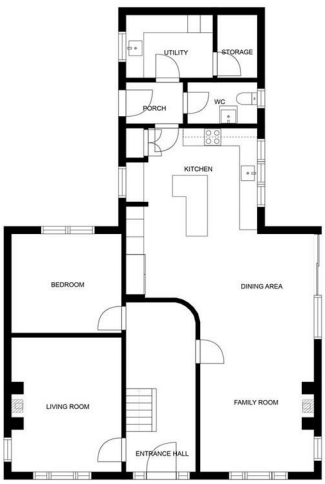
16 Aghanure Road, Broughshane, Ballymena, BT42 4LS

- Impressive Detached Villa
- Lounge; Separate Family Room
- Deluxe Bathroom With Five Piece Suite
- Utility Room; Furnished Cloakroom
- Gardens Front, Side and Rear
- Four Bedrooms; Master En Suite
- Large Open Plan Kitchen Through Living / Dining Room
- Oil Heating; PVC Double Glazing
- Private Driveway; Large Matching Detached Double Garage
- Stunning Rural Views Towards Slemish Mountain

Offers Over £425,000

EPC Rating B





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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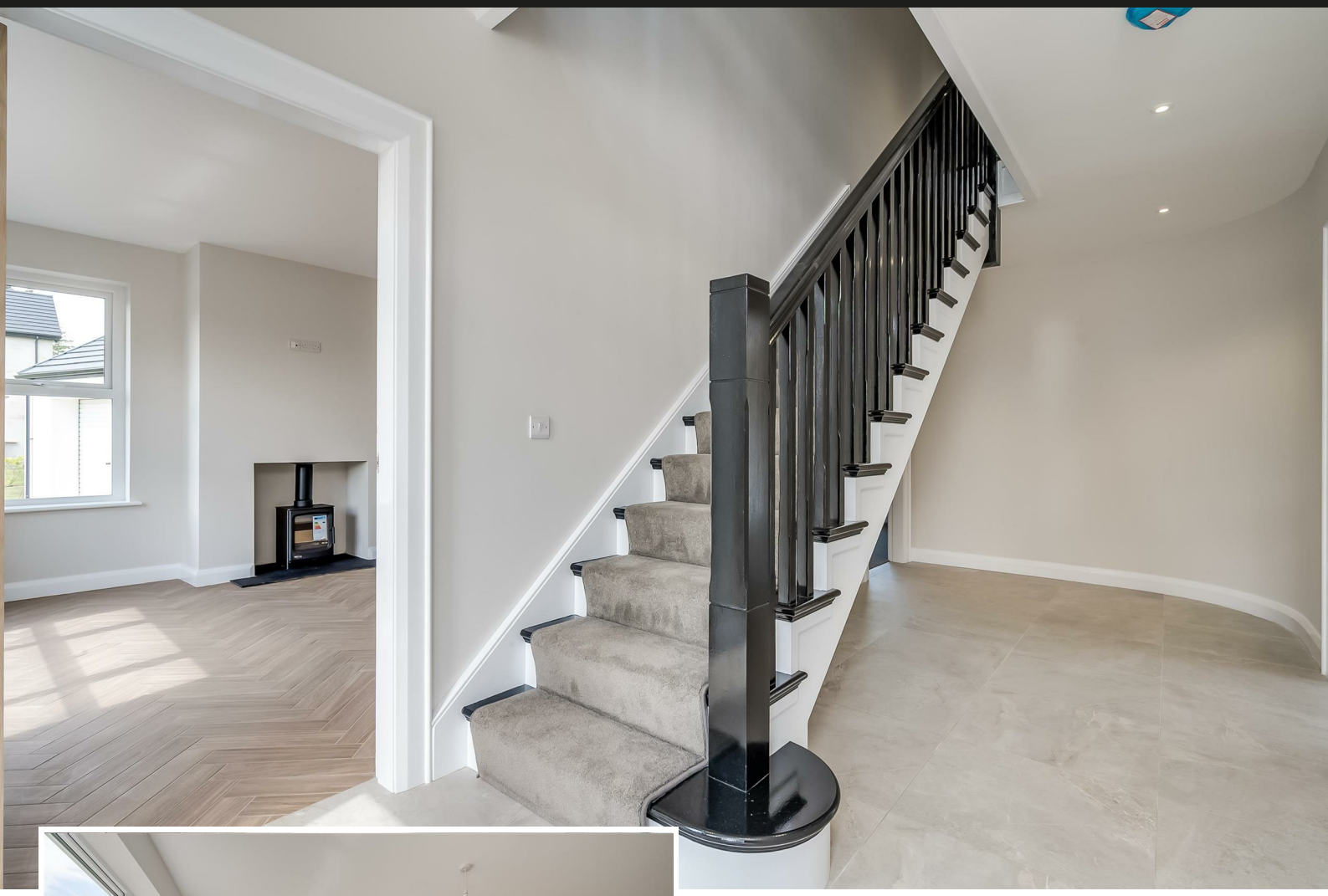




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite double glazed front door with PVC double glazed side screens and fan light over. Tiled floor. Feature height ceilings to ground floor. Stairwell to first floor gallery landing.

LOUNGE 15'9" x 13'1"

Cast iron wood burning stove on slate hearth. Dual aspect windows enjoying rural views. Tiled floor.

FAMILY ROOM 13'1" x 11'10"

LARGE OPEN PLAN KITCHEN THROUGH LIVING / DINI widest points

Luxury fitted kitchen with comprehensive range of high and low level storage units with contrasting solid quartz work surface. Matching island unit with breakfast bar area. Inlaid stainless steel sink with Quooker boiling water tap. Views towards Slemish. Integrated touch screen induction hob with extractor hood over. Integrated eye level twin ovens, tall fridge, separate tall freezer and dishwasher. Solid quartz splash back to walls. Tiled floor.







LIVING / DINING AREA

Cast iron wood burning stove on slate hearth. Dual aspect window. Rural views. Tiled floor. PVC double glazed sliding patio door and matching side screens leading to side garden. Views towards Slemish.

REAR HALL

Access to utility room and furnished cloakroom. Tiled floor. PVC double glazed door to driveway.

UTILITY ROOM 9'8" x 6'10"

Range of fitted storage units and contrasting wood block effect melamine work surface. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for tumble dryer. Tiled floor. Access to walk in store with tiled floor.

FURNISHED CLOAKROOM

Contemporary white two piece suite comprising floating vanity unit and WC. Splash back tiling to sink. Tiled floor.

FIRST FLOOR

GALLERY LANDING

Access to walk in hot press and roof space. Positive air ventilation system.

MASTER BEDROOM 14'9" x 12'9"

Dual aspect windows. Rural views and views towards Slemish.

WALK IN WARDROBE / DRESSING ROOM

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head (pressurised system). Illuminated mirror sink. Chrome towel radiator.

BEDROOM 2 14'9" x 13'1"

Dual aspect windows enjoying rural views.

BEDROOM 3 14'8" x 13'1"

Dual aspect windows enjoying rural views.

BEDROOM 4 13'1" x 12'10"

Rural views.

DELUXE FULLY TILED BATHROOM

Contemporary, white five piece suite comprising freestanding bath, separate oversized shower enclosure, floating vanity unit with twin sink units and WC. Thermostat controlled shower unit with drench shower head (pressurised system). Twin illuminated mirrors over sinks. Chrome towel radiator.

EXTERNAL

Generous sized private driveway area finished in tarmac.
Gardens front, side and rear finished in lawn and paved patio area.
Oil fired central heating boiler.
PVC oil storage tank.
External lighting.
Outside tap.

LARGE MATCHING DETACHED DOUBLE GARAGE 24'1" x 23'10"

Twin PVC coated roller shutter door. Separate PVC double glazed service door to driveway. Power, light and roof space area.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

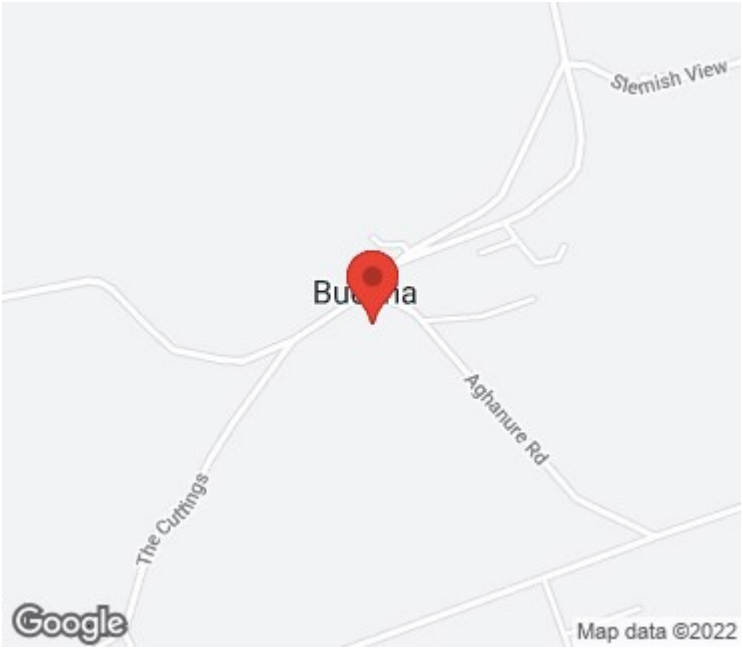
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

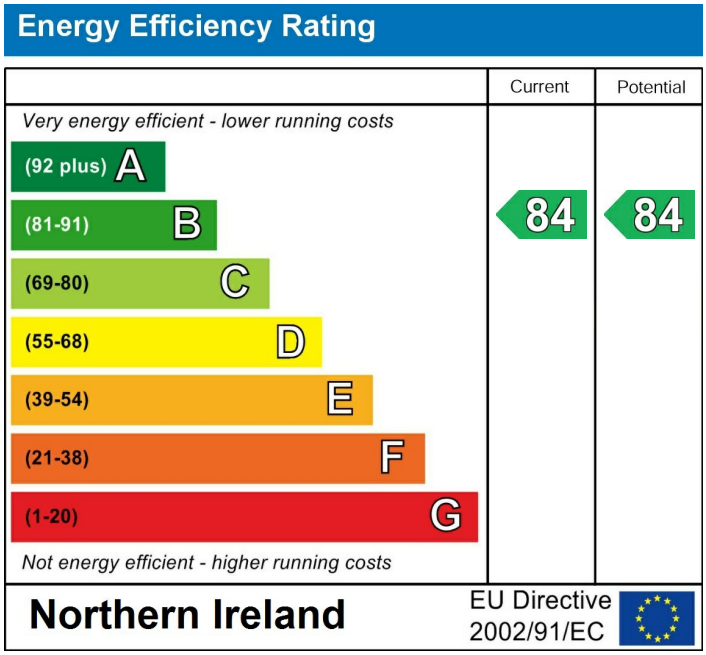






Impressive, recently constructed, four bedroom / two+ reception detached villa with large matching detached double garage, occupying a prime site enjoying stunning rural views towards Slemish Mountain, located off the Aghanure Road, Broughshane, Ballymena. The property comprises entrance hall with stairwell leading to gallery landing, lounge with wood burning stove, separate family room, large open plan kitchen through living/dining room with luxury fitted kitchen, rear hall, utility room, furnished cloakroom, four well proportioned first floor bedrooms, to include master with walk in wardrobe and deluxe fully tiled en suite shower room, and deluxe fully tiled bathroom with five piece suite. Externally the property enjoys generous sized private driveway area finished in tarmac, and gardens front, side and rear finished in lawn and paved patio area. Other attributes include oil heating, PVC double glazing and extensive range of luxury finishes throughout. Early viewing 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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PRS Property Redress Scheme

Awards

Telegraph PROPERTY AWARDS 2018

Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019 Finalist

TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD

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