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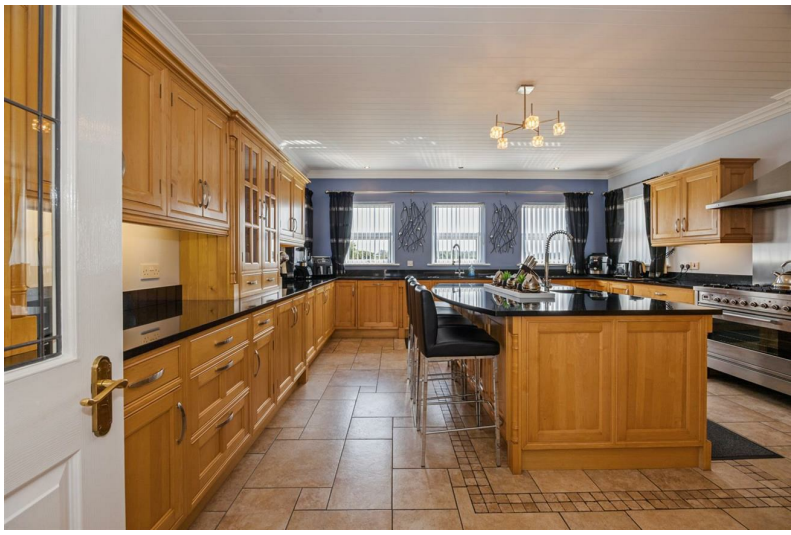
152 Cloughwater Road, Clough, Ballymena, BT44 9QH

- Immaculately Presented, Spacious, Family Bungalow (c.2,600 sq ft)
- Luxury Fitted Kitchen; Utility Room
- Principal Suite; Walk In Wardrobe & En Suite Shower Room
- Double Glazing
- Fully Landscaped Site (c.0.77 acres)
- Three Double Bedrooms; Two+ Reception
- Deluxe, Fully Tiled Bathroom
- Oil Heating; Underfloor Heating
- Private Driveway; Electric Gates; Double Garage
- Delightful Rural Views

Offers Over £385,000

EPC Rating C





152 Cloughwater Road, Ballymena, BT44 9QH





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH
PVC double glazed front door with matching side screens and fanlight over. Tiled floor. Glass panelled door with matching side screens leading to:

ENTRANCE HALL
Timber flooring. Access to hot press and separate shelved store. Feature height ceiling, continuing throughout property. Coving to ceiling. Part panelled walls. Glass panelled doors to kitchen. Double doors to family room. PVC double glazed door with matching side screens leading to driveway and garden.

LOUNGE 21'2" x 16'1"
Dual aspect windows. Open fire in marble fireplace with matching hearth and surround. Timber flooring.

FAMILY ROOM 21'3" x 13'0"
Dual aspect windows. Timber flooring. PVC double glazed French doors leading to garden.







KITCHEN WITH INFORMAL DINING AREA 17'7" x 16'4"

Luxury fitted, solid maple kitchen with contrasting, Belfast black granite work surface. Matching island unit with breakfast bar area. Inlaid, double stainless steel sink units. Space for range style oven with stainless steel splashback and extractor hood over. Separate preparation sink to island unit. Integrated fridge freezer and dishwasher. Space for fitted television unit. Glass fronted display cabinets. Dual aspect windows. Rural views. Solid, Belfast black granite upstands to walls. Tiled floor.

UTILITY ROOM 16'0" x 5'10"

Range of fitted high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Oil fired central heating boiler. Splashback tiling to walls. Timber flooring.

PRINCIPAL BEDROOM 17'7" x 14'1"

Dual aspect windows. Solid timber flooring.

WALK IN WARDROBE 9'5" x 7'0"

Comprehensive range of fitted wardrobes. Timber flooring.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit with body jet system. Chrome towel radiator. Tiled floor.

BEDROOM 2 12'11" x .12'1"

Wall to wall fitted wardrobes in mirror panelled, sliding doors. Timber flooring.

BEDROOM 3 13'4" x 10'5"

Fitted wardrobes, storage units and dressing table. Timber flooring.

DELUXE BATHROOM

Contemporary, white, five piece suite comprising panelled, Jacuzzi bath, separate shower enclosure, pedestal wash hand basin, WC and bidet. Thermostat controlled shower unit with drench shower head and body jet system. Chrome towel radiator. Tiled floor.

EXTERNAL

Generous sized private driveway area finished in brick pavior with electric operated gates.
Gardens finished in lawn, vegetable garden, enclosed patio area and wide array of plants, trees and shrubbery.
Range of external lighting.
Outside tap.
PVC oil storage tank.

MATCHING DETACHED DOUBLE GARAGE

GARAGE 1 19'4" x 12'3"

Power operated, roller, shutter door. Power, light, fitted storage units and toilet. Access to:

GARAGE 2 (currently utilised as home gym) 19'3" x 10'11"

PVC coated, roller, shutter door. Separate PVC double glazed service door to driveway. Wood laminate floor covering. Fitted storage units. Power and light.

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.







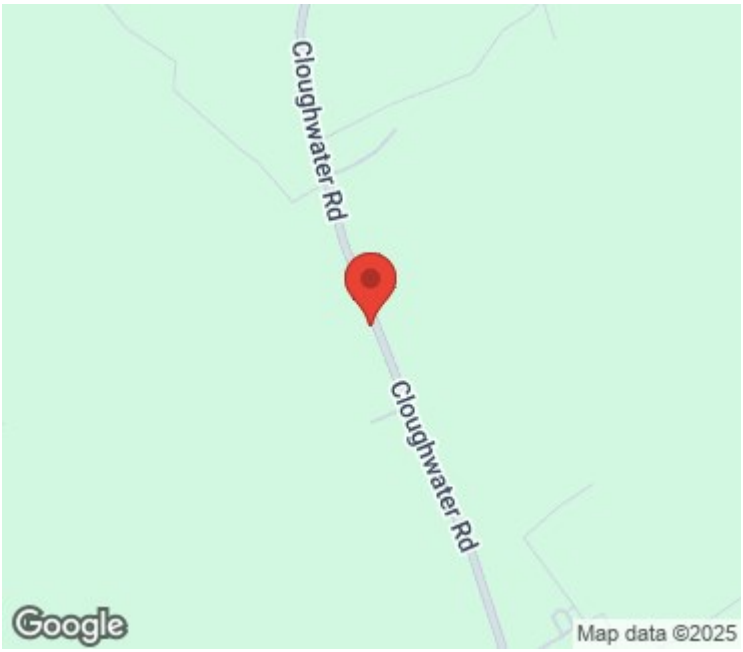
Immaculately presented, spacious, three bedroom/two+ reception, detached bungalow (c.2,600 sq ft), with matching detached double garage, occupying a private site, extending to c.0.77 acres, situated on the periphery of Clough, Ballymena.

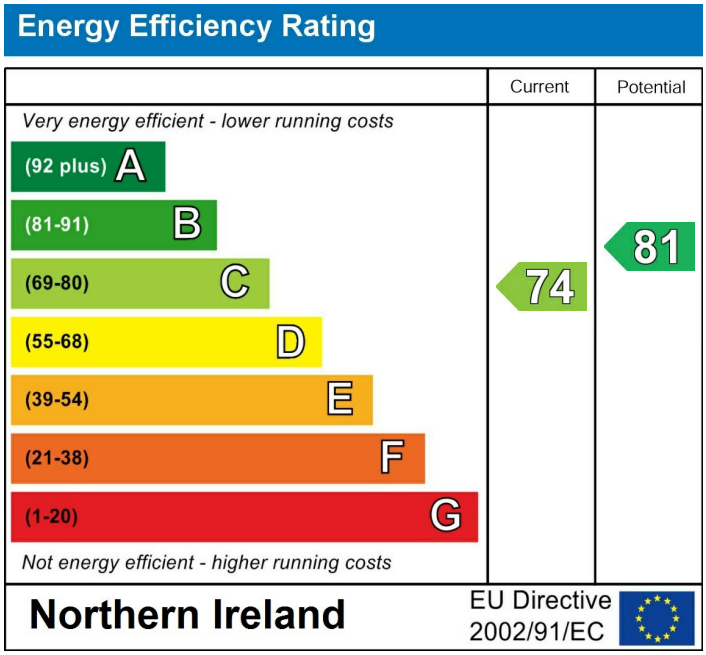
The property comprises entrance porch, entrance hall, lounge, separate family room, kitchen with informal dining area, utility room, three well-proportioned bedrooms, to include principal bedroom with walk in dressing room and en suite shower room, and separate, deluxe, fully tiled family bathroom.

Externally, the property enjoys private driveway with electric operated gates, matching detached double garage, and gardens to front, side and rear, finished in lawn, patio areas and range of plants, trees and shrubbery.

Other attributes include oil heating, underfloor heating, double glazing, extensive range of luxury finishes throughout, and delightful rural views.

Early viewing 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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