COLIN GRAHAM RESIDENTIAL

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68 Tildarg Road, Kells, Ballymena, BT42 3NY

- Detached Family Home
- Three+ Reception Rooms
- Deluxe Famly Bathroom With Three Piece Suite
- Generous Sized Private Driveway
- Gardens Front, Side And Rear
- Four Bedrooms; Two With En Suite
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Matching Detached Double Garage
- Elevated Rural Views Towards Slemish Mountain

Offers Over £295,000

EPC Rating C





68 Tildarg Road, Ballymena, BT42 3NY





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, panelled front door with double glazed side screens and fan light over. Wood laminate floor covering. Access to roof space. Open tread return stairwell to first floor.

RAISED DINING AREA 9'3" x 7'9"

Dual aspect feature window to rear elevation. Wood laminate floor covering.

LOUNGE 17'3" x 12'2"

Rural views towards Slemish Mountain. Brick inglenook style fireplace with cast iron multi fuel burning stove. PVC double glazed French doors to driveway. Wood laminate floor covering.

FAMILY ROOM 13'0" x 10'9"

Brick inglenook style fireplace with focal point electric fire and timber surround. Dual aspect windows enjoying rural views towards Slemish Mountain. Box bay window. Timber flooring.







KITCHEN WITH INFORMAL DINING AREA 16'0" x 10'9"

Country style, fitted, in-frame kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Ceramic Belfast sink with solid granite twin draining bays. Brick inglenook recess for range style oven with extractor fan over. Integrated fridge and freezer. Splash back tiling to walls. Chinese slate flooring.

UTILITY ROOM 10'9" x 6'9"

Fitted low level storage units with contrasting melamine work surface. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for fridge freezer. Oil fired central heating boiler. Splash back tiling to sink. Chinese slate flooring. Hardwood double glazed door to rear garden.

PRINCIPAL BEDROOM 12'8" x 10'8"

EN SUITE SHOWER ROOM

White three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Half tiling to walls.

BEDROOM 2 14'8" x 9'7"

Rural views towards Slemish Mountain. Timber flooring. Currently utilised as a home gym.

DELUXE FAMILY BATHROOM

White three piece suite comprising claw foot freestanding bath, pedestal wash hand basin and WC. Half panelling to walls. Tiled floor.

FIRST FLOOR

LANDING

Wood laminate floor covering. Access to hot press and roof space.

BEDROOM 3 14'9" x 13'1"

Dual aspect windows. Elevated rural views.

EN SUITE BATHROOM

Four piece suite comprising panelled corner bath, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Splash back tiling to walls. Access to store. Jack and Jill access to:

BEDROOM 4 12'9" x 10'9"

Twin windows to rear elevation.

EXTERNAL

Generous sized private driveway area finished in tarmac.
Gardens front, side and rear finished mainly in lawn.
PVC soffits, fascia and rainwater goods.
PVC oil storage tank.
Outside tap.
Adjoining paddock.





MATCHING DETACHED GARAGE 21'9" x 18'2"

Twin roller shutter doors. Separate PVC double glazed service door to driveway. Power and light.

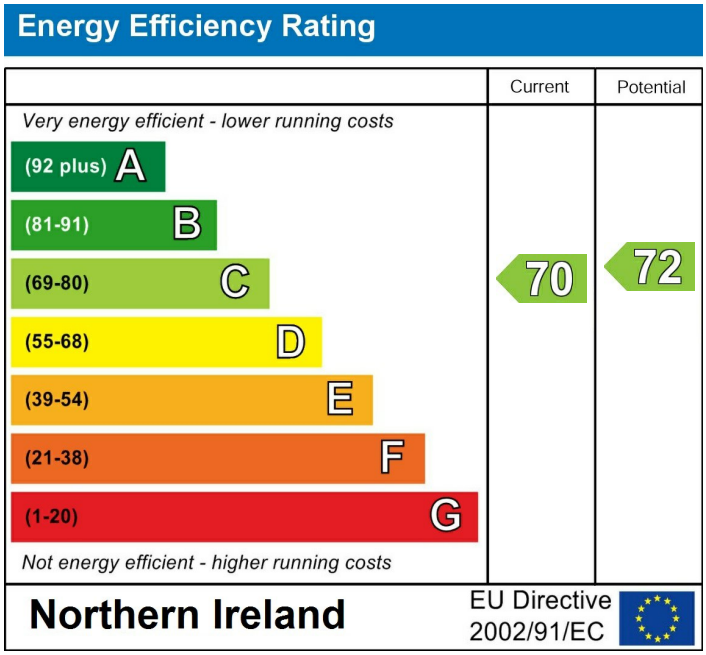
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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, four bedroom, three+ reception detached family home with matching detached double garage, occupying a prime site enjoying elevated rural views towards Slemish Mountain, located off the Tildarg Road, Kells, Ballymena. The property comprises entrance hall, raised dining area, lounge with cast iron multi fuel burning stove, separate family room with focal point electric fire, country style fitted kitchen with informal dining area, utility room, four well proportioned bedrooms, to include principal and bedroom three with en suite, and deluxe family bathroom with white three piece suite. Externally the property enjoys generous sized private driveway area finished in tarmac, matching detached double garage, gardens front, side and rear finished mainly in lawn, and adjoining paddock. Other attributes include oil fired central heating and PVC double glazing. 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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