



92 Church Road

Glenwherry, Ballymena, BT42 3EH

Offers over £239,950



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Welcome to 92 Church Road, Glenwherry, Ballymena — a spacious detached bungalow set on a generous site with attractive rural views, offering an excellent opportunity for those seeking country living with convenient access to nearby amenities.

This well-proportioned property features two reception rooms, a fitted kitchen, and a separate utility room, providing a practical and versatile layout ideal for modern family life. Additional ground floor accommodation includes a convenient WC cloakroom, and a main family bathroom suite serving the home's bedrooms.

Further benefits include an integral single garage and ample outdoor space, enhancing both storage and lifestyle appeal. While parts of the property have already been modernised, there remains scope for further upgrades, allowing purchasers the opportunity to personalise and add value over time.

Positioned in a peaceful rural setting yet located approximately 14 miles from Ballymena, the property enjoys the best of both worlds — countryside tranquillity with easy access to the town's full range of shops, schools, and amenities.

This is a superb opportunity to acquire a flexible and well-located family home with outstanding potential in a sought-after rural setting.

## PORCH

7'9 x 7'11 (2.36m x 2.41m)

Hardwood front door with feature glazed insets. Tiled flooring.

## HALLWAY

17'2 x 5'4 x 26'10 x 2'9 (5.23m x 1.63m x 8.18m x 0.84m)

Laminate wood effect flooring. Access to storage.

## STORAGE

2'9 x 2'2 (0.84m x 0.66m)

## STORAGE

4'6 x 1'9 (1.37m x 0.53m)

## LIVING ROOM

17'7 x 11'8 (5.36m x 3.56m)

Feature multi fuel burning stove with tiled inset and beam mantle, tiled hearth. Fire heats the water and radiators. Laminate wood effect flooring. Recessed spotlights.

## BEDROOM 1

10'9 x 11'9 (3.28m x 3.58m)

## BEDROOM 2

11' x 9'7 (3.35m x 2.92m)

Built in wardrobe.

## STORAGE

5'1 x 1'9 (1.55m x 0.53m)

## BEDROOM 3

10'9 x 9'8 (3.28m x 2.95m)

Built in wardrobe.

## STORAGE

7'3 x 4'11 (2.21m x 1.50m)

## BATHROOM

9'7 x 6' (2.92m x 1.83m)

White suite comprising fully enclosed shower. Low

flush W/C. Vanity style sink unit with mixer taps.  
Tiled flooring. Tiled splashback.

#### STORAGE

2'2 x 2'9 (0.66m x 0.84m)

#### FAMILY ROOM

19' 7 x 11'7 (5.79m x 3.53m)

Feature open fire with tiled surround.

#### FITTED KITCHEN

20'9 x 10'6 (6.32m x 3.20m)

Range of high and low level units with contrasting worktops. Stainless steel sink unit with drainer and mixer taps. Space for oven/hob. Integrated extractor fan. Space for dishwasher. Space for washing machine. Tiled flooring. Tiled splashback.

#### REAR HALL

8'10 x 5'9 (2.69m x 1.75m)

Tiled flooring.

#### TOILET

5' x 2'5 (1.52m x 0.74m)

White suite comprising low flush W/C. Pedestal wash hand basin. Tiled flooring.

#### UTILITY

11'5 x 8'10 (3.48m x 2.69m)

Plumbed for washing machine and tumble dryer.  
Tiled flooring. Access to garden.

#### GARAGE

20'8 x 9'8 (6.30m x 2.95m)

Roller shutter. Light and power.

#### OUTSIDE

Front, side and rear gardens with laid in lawn bordered mature shrubbery and flower beds. Rear paved seating area. Outdoor tap. Outdoor lighting.

Tarmac finished driveway for multiple vehicles.

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Do you need a mortgage to finance the property?  
Contact Smart Mortgages on 02893 438092.



### Road Map



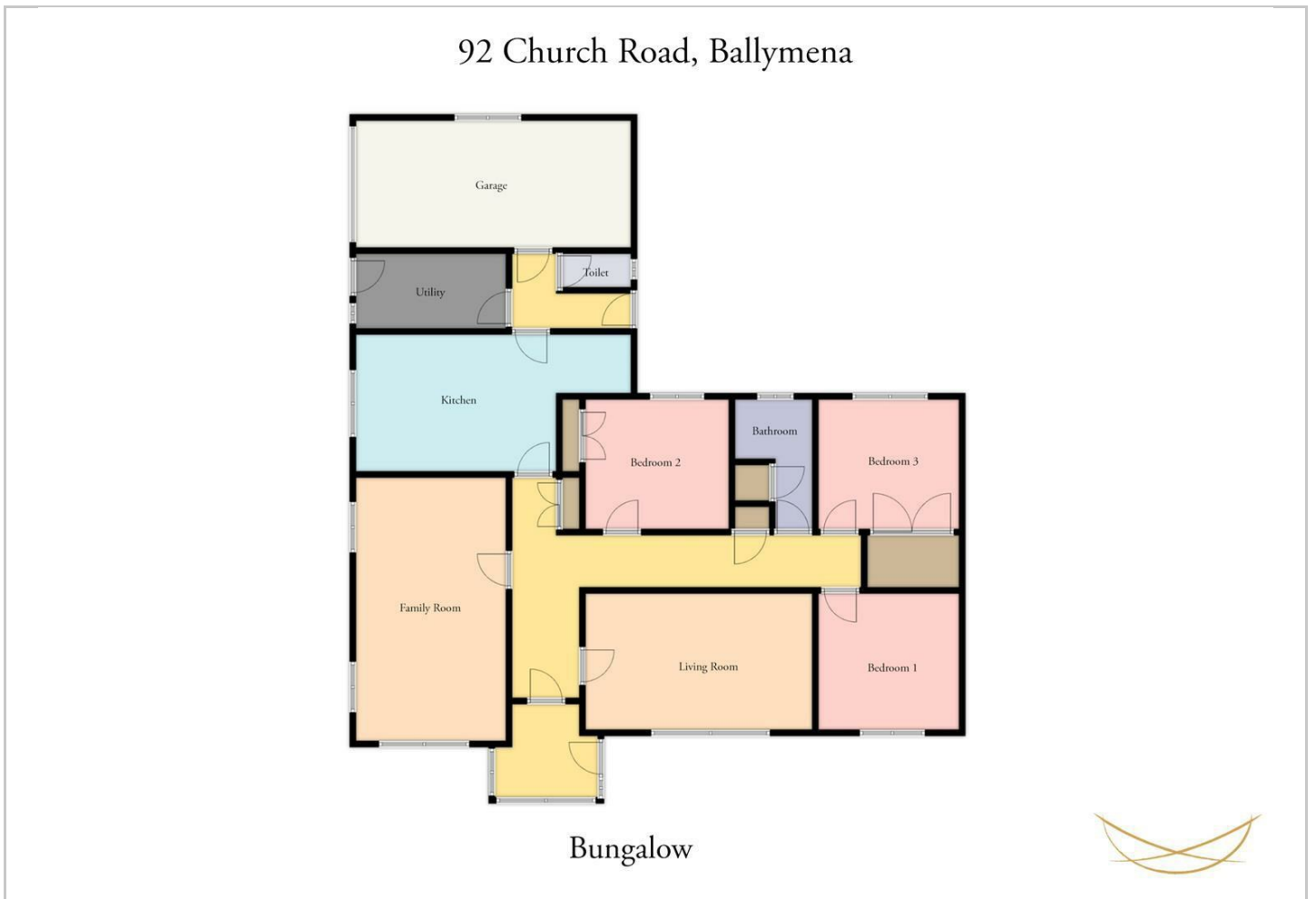
### Hybrid Map



### Terrain Map



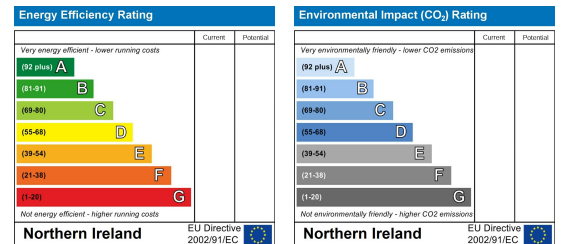
### Floor Plan



### Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



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