



40 Tardree Road

Kells, Ballymena, BT42 3PE

 6  4  2  D



40 Tardree Road

Kells, Ballymena, BT42 3PE



Welcome to 40 Tardree Road, Ballymena – A Superb Family Home in a Tranquil Rural Setting

Set on a generous circa 0.5-acre site, this impressive detached residence offers the ideal combination of peaceful countryside living with excellent access to nearby towns and villages. Boasting six well-proportioned bedrooms – including one with an ensuite – the property provides flexible accommodation that can be easily reconfigured to suit your lifestyle, whether that means more reception space or additional bedrooms.

Inside, you'll find a spacious lounge with open fire, a modern fitted kitchen with informal dining area opening into a bright sunroom, as well as a separate utility room, downstairs WC, a stylish four-piece family bathroom suite, and an additional shower room upstairs.

Externally, the home benefits from a detached double garage, a large driveway with parking for multiple vehicles, and a private, mature site ideal for family enjoyment.

Located just off the main Ballymena Road, Tardree Road offers convenient access to Ballymena town, Kells village, and the surrounding Ballyclare area – making this the perfect home for growing families seeking space, flexibility, and a rural lifestyle within easy reach of local amenities.

HALLWAY

17'3 x 8'8 x 34'3 x 3'10 (5.26m x 2.64m x 10.44m x 1.17m)

uPVC front door with glazed insets and side panels. Leading to gallery style staircase. Laminate wood effect flooring.

LIVING ROOM

17'7 x 13'3 (5.36m x 4.04m)

Feature open fire with ornate inset with contrasting wood surround. Laminate wood effect flooring.

FITTED KITCHEN

19'10 x 14'8 (6.05m x 4.47m)

Range of high and low level units with contrasting formica worktops. Stainless steel 1.5 sink bowl unit with drainer and mixer taps. Space for oven and hob. Integrated extractor fan. Tiled splashback. Tiled flooring. Recessed spotlights. Double doors leading to sunroom.

SUNROOM

11'9" x 13'8" (3.58m x 4.17m)

Patio doors leading to rear garden. Tiled flooring. Recessed spotlights.

UTILITY

7'9 x 6'7 (2.36m x 2.01m)

Range of units with contrasting formica worktops. Stainless sink unit with drainer and mixer taps. Space for washing machine. Space for tumble dryer. Tiled splashback. Tiled flooring. Access to rear garden.

W/C

2'1 x 6'7 (0.64m x 2.01m)

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

BATHROOM

7'5 x 11' (2.26m x 3.35m)

White suite comprising paneled bath with mixer taps and handheld shower. Fully enclosed mains shower unit. Low flush W/C. Pedestal wash hand basin with mixer taps. Tiled flooring. Tiled splashback. Recessed spotlights.

BEDROOM 1

13'8 x 13 (4.17m x 3.96m)

Laminate wood effect flooring. Access to storage.

ENSUITE

3'9 x 6'8 (1.14m x 2.03m)

White suite comprising fully enclosed mains shower. Low flush W/C. Pedestal wash hand basin with mixer taps. Tiled flooring. Tiled splashback.

STORAGE

4'5 x 3'9 (1.35m x 1.14m)

BEDROOM 4

13' x 10'3 (3.96m x 3.12m)

Laminate wood effect flooring.

BEDROOM 5

11' x 10'1 (3.35m x 3.07m)

Laminate wood effect flooring.

BEDROOM 6

11 x 10'1 (3.35m x 3.07m)

FIRST FLOOR

LANDING

19'4 x 9'3 (5.89m x 2.82m)

Recessed spotlights.

BEDROOM 2

17'11 x 16'2 (5.46m x 4.93m)

Access to roofspace.

BEDROOM 3

16'1 x 16'2 (4.90m x 4.93m)

BATHROOM

7'8 x 7'10 (2.34m x 2.39m)

White suite comprising fully enclosed mains shower unit. Low flush W/C. Pedestal wash hand basin with mixer taps. Tiled flooring. Tiled splashback. Recessed spotlights.

STORAGE

5'8 x 2'8 (1.73m x 0.81m)

GARAGE

23'1 x 23'9 (7.04m x 7.24m)

Up and over door. Light and power.

OUTSIDE

Front and rear laid in lawns bordered by mature shrubbery. Outdoor tap. Outdoor light.



Road Map



Hybrid Map



Terrain Map



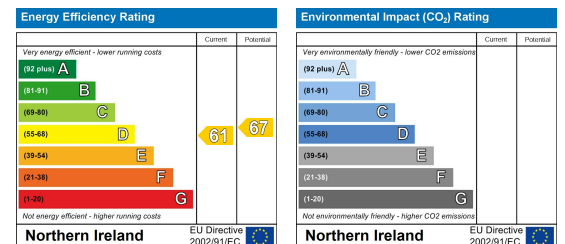
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.