



## 11 Kildrum Road, Ballymena, BT42 3DT

Offers in the region of £125,000



Occupying a large site on the Kildrum Road, within easy reach of the historic village of Kells and the A26 dual carriageway, this three bedroom semi-detached house is convenient by car to both Ballymena and Antrim.

Ready for some modernisation, this home will be of particular interest to those seeking to place their own stamp on a property, whilst adding value. Boasting excellent outdoor space and located in a semi-rural environment, this property has potential to become an exceptional home.

Interest in this property is likely to be strong from the outset, and early viewing is recommended in order to avoid disappointment.



## Property Features

- Semi-Detached House
- Living Room
- Open plan Kitchen/Dining Area
- Three first floor bedrooms
- Family bathroom fitted with a white suite
- Oil fired heating system
- Hardwood double glazed external windows
- Detached Garage
- Excellent outdoor space, with a large back garden and ample space for parking
- Conveniently located, with easy access by car to both Ballymena and Antrim

## Accommodation

(Dimensions and Areas are approximate)

### Ground Floor

**Entrance Hall 5'0" x 5'0" (1.54 x 1.53)**

Hardwood front door. Built in cloak store. Built in cupboard. Understairs storage cupboard.

**Living Room 12'9" x 11'8" (3.89 x 3.58)**

Adam style fireplace surround with a tiled hearth and electric fire inset.

**Kitchen/Dining Room 15'7" x 11'8" (4.76 x 3.56)**

Fitted with a range of wood effect eye and low level units. Laminate work surfaces with tiled splash back areas over. Space for cooker with integrated extractor fan over. Plumbed for washing machine. Space for under counter fridge. Hardwood back door.

### First Floor

**Landing 6'6" x 2'10" (1.99 x 0.87)**

**Bedroom 1 11'11" x 9'9" (3.65 x 2.99)**

Built in wardrobe.

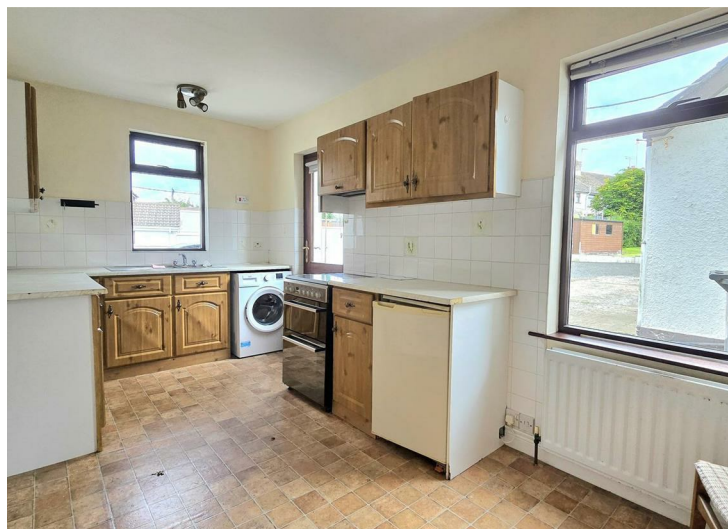
**Bedroom 2 9'8" x 8'3" (max) (2.95 x 2.54 (max))**

Built in hotpress.

**Bedroom 3 6'5" x 6'6" (1.98 x 1.99)**

**Bathroom 6'10" x 5'0" (2.1 x 1.53)**

Fitted with a bath (electric shower over). W/C and wash hand basin. Tiled splash back areas. PVC ceiling panelling.





## Outside

Front garden laid in lawn.

Large rear garden, laid in lawn.

Boiler house. Separate W/C.

Gravel driveway and backyard with ample space for car parking.

## Detached Garage 21'4" x 8'4" (6.51 x 2.56)

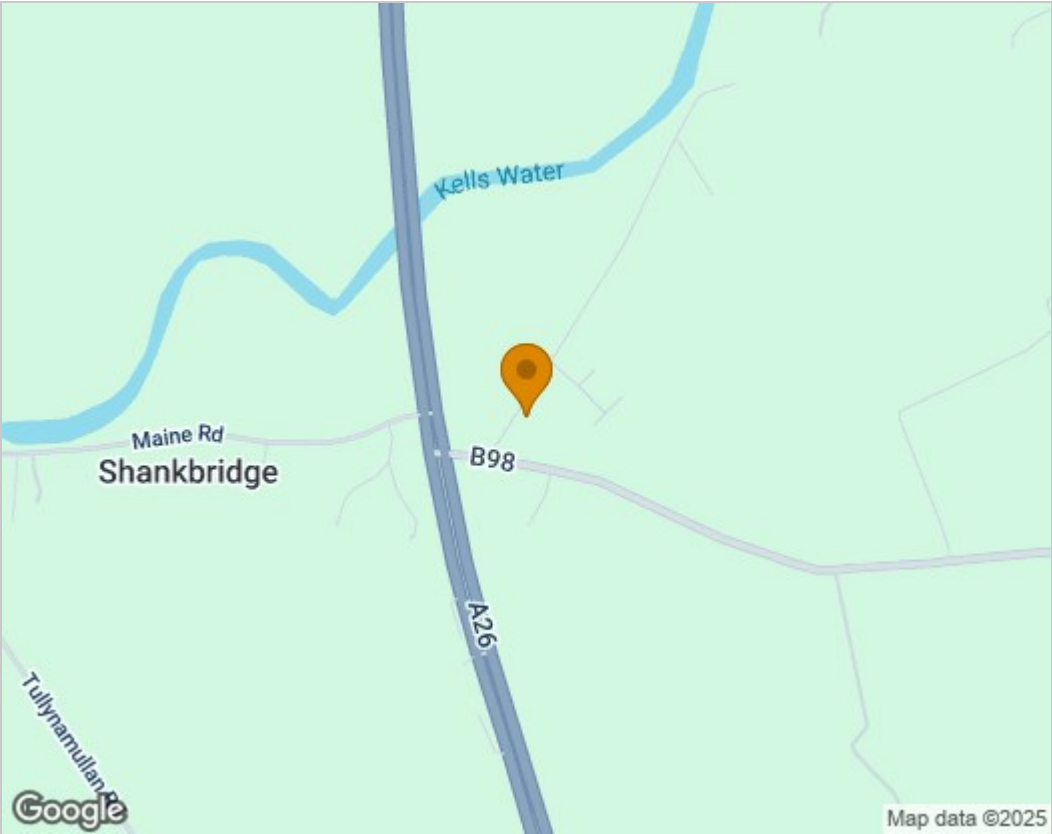
Up & over door. Pedestrian door to the side. Lights and power.



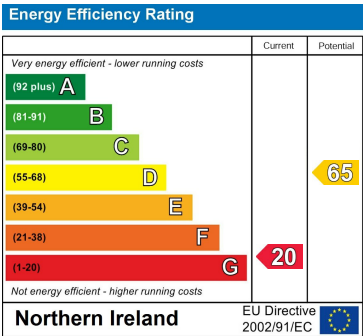




Area Map



Energy Efficiency Graph



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