



## 4 Grangegorm Drive, Ballymena, BT42 2EE

Offers in the region of £145,000

This three bedroom semi-detached house is conveniently located in Grangegorm Drive, off the Galgorm Road, with local amenities, schools and train/bus station within easy reach.

While well maintained, the property would benefit from some modernisation, making it ideal for those who would like to place their own stamp on the property, while adding value in the process.

Interest in the property is likely to be strong from the outset, particularly from first time buyers, therefore early viewing is strongly recommended in order to avoid disappointment.



## Property Features

- Semi-detached house
- Two formal reception rooms, Living Room & Dining Room
- Kitchen fitted with a range of eye and low level units
- Three well proportioned first floor bedrooms
- Family Bathroom
- PVC double glazed external doors and windows
- Oil fired heating system
- Detached Garage
- Garden areas to the front and rear
- Located in a well regarded area off the Galgorm road.

## Accommodation

(Dimensions and Areas are approximate)

### Ground Floor

#### Entrance Hall 13'5" x 5'11" (4.09 x 1.81)

PVC front door and sidelights.

Under stairs storage.

#### Living Room 11'9" x 11'5" (3.6 x 3.5)

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

#### Kitchen 10'11" x 8'11" (3.33 x 2.73)

Fitted with a range of eye and low level units and laminate work surfaces. Tiled splash back areas.

Integrated fridge, eye level oven/microwave and hob with integrated extractor fan over. Tiled floor. Open archway into Dining Room.

PVC back door.

#### Dining Room 10'11" x 8'7" (3.33 x 2.62)

Open archway into the Kitchen.

### First Floor

#### Landing 8'0" x 7'11" (2.45 x 2.42)

Built in Hot Press

#### Bedroom 1 8'6" x 7'10" (max) (2.61 x 2.4 (max))

Built in wardrobe

#### Bedroom 2 11'8" x 9'6" (3.58 x 2.9)

Built in wardrobes

#### Bedroom 3 10'11" x 9'0" (3.34 x 2.76)

Built in double wardrobe.

#### Bathroom 7'6" x 6'5" (2.31 x 1.98)

Fitted with a bath (electric shower over), W/C, bidet and wash hand basin. Fully tiled walls. Pine ceiling.



## Outside

### Garage 30'0" x 10'9" (9.15 x 3.28)

Up and over door.

Pedestrian door to the side.

Plumbed for washing machine.

Fitted with a stainless steel sink with low level storage.

Lights and power.

Front garden, laid in lawn with mature flower beds.

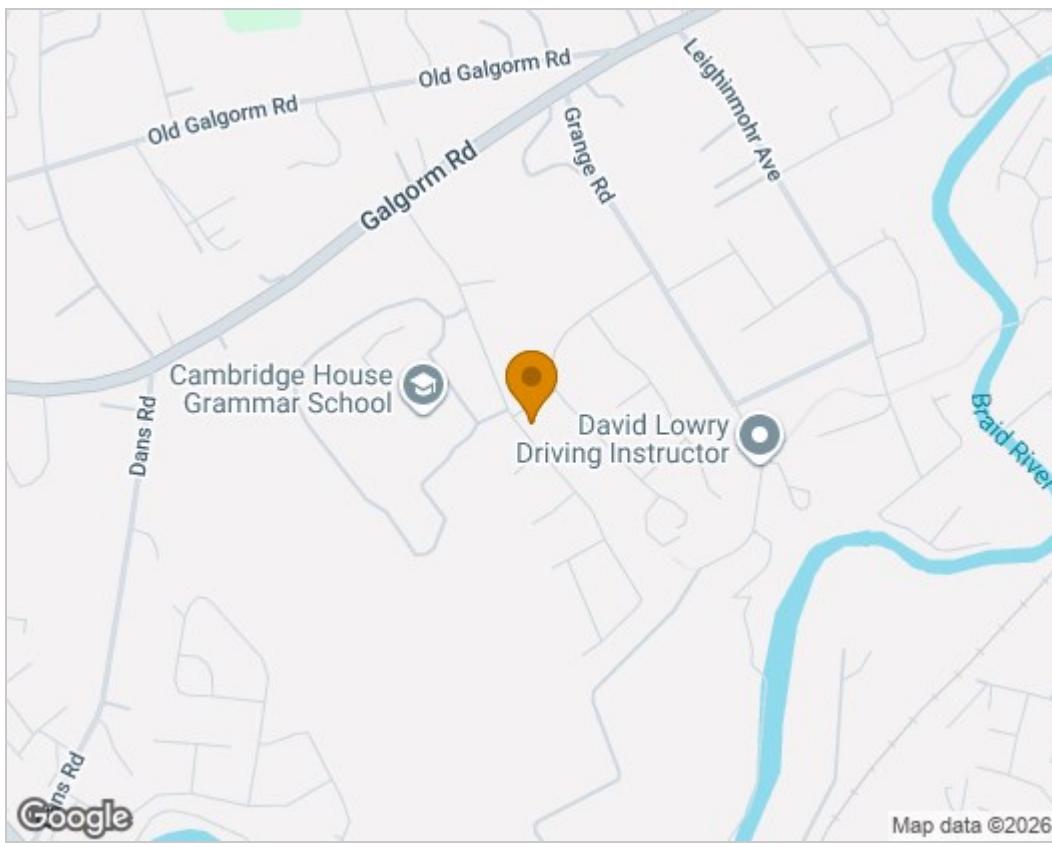
Tarmac driveway extending to the side of the property.

Fully enclosed rear garden, hardscaped for ease of maintenance.





## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		73	56
EU Directive 2002/91/EC			

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