



72 Belgrano, Ballymena, BT42 2QQ

Offers in the region of £174,950

Occupying a prominent site in the ever popular Belgrano development on the edge of Ahoghill village, this three bedroom semi-detached home offers modern living accommodation in a sought after location.

Convenient to Ahoghill village's various shops and amenities with Ballymena town centre a short drive away, this property will likely be of particular interest to first time buyers.

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



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Property Features

- Modern Semi-Detached House
- Open plan Living Room/Dining Room
- Kitchen fitted with a range of eye and low level units
- Three well proportioned first floor bedrooms
- Master bedroom with en-suite shower room off
- Family bathroom
- Oil fired heating system
- PVC double glazed external windows and doors
- Detached garage
- Garden areas to the front and rear

Accommodation

(Dimensions and Areas are approximate)

Ground Floor

Entrance Hall 15'9" x 6'2" (4.81 x 1.89)

PVC front door. Under stairs storage. Tiled floor. Recessed ceiling lighting.

Living Room 15'6" x 11'4" (max) (4.74 x 3.47 (max))

Open fire set in an Adam style fireplace surround with a tiled hearth and cast iron inset. Wood effect laminate flooring. Set in an open plan with the Dining Room.

Dining Room 12'1" x 9'2" (3.7 x 2.81)

Double patio doors opening to the rear. Wood effect laminate flooring. Set in an open plan with the Living Room.

Kitchen 11'8" x 8'4" (3.56 x 2.56)

Fitted with a range of pine eye and low level units. Laminate work surfaces with tiled splashback areas over. Electric hob with integrated extractor fan over. Eye level oven. Plumbed for washing machine. Tiled floor. PVC back door.

First floor

Landing 9'3" x 6'1" (2.83 x 1.87)

Built in hot press.

Bedroom 1 (max) 14'4" x 7'11" (4.38 x 2.42)

Wood effect laminate flooring. En-suite shower room off.

En-suite 8'0" x 3'0" (2.46 x 0.92)

Fitted with a contemporary suite, including a shower cubicle with electric shower, LFWC and wash hand basin with vanity unit. Tiled floor to ceiling.



Bedroom 2 15'0" x 9'10" (4.58 x 3)

Fitted with wall length mirrored sliding wardrobes.
Wood effect laminate flooring.

Bedroom 3 9'9" x 8'6" (max) (2.98 x 2.61 (max))

Built in wardrobe.

Bathroom 8'1" x 6'1" (2.47 x 1.87)

Fitted with a bath, W/C and wash hand basin. Tiled splashback areas.

Outside

Garage 17'6" x 10'10" (5.34 x 3.31)

Rolled door. Pedestrian door to the side. Lights and power.

Gardens

Front garden, laid in lawn.

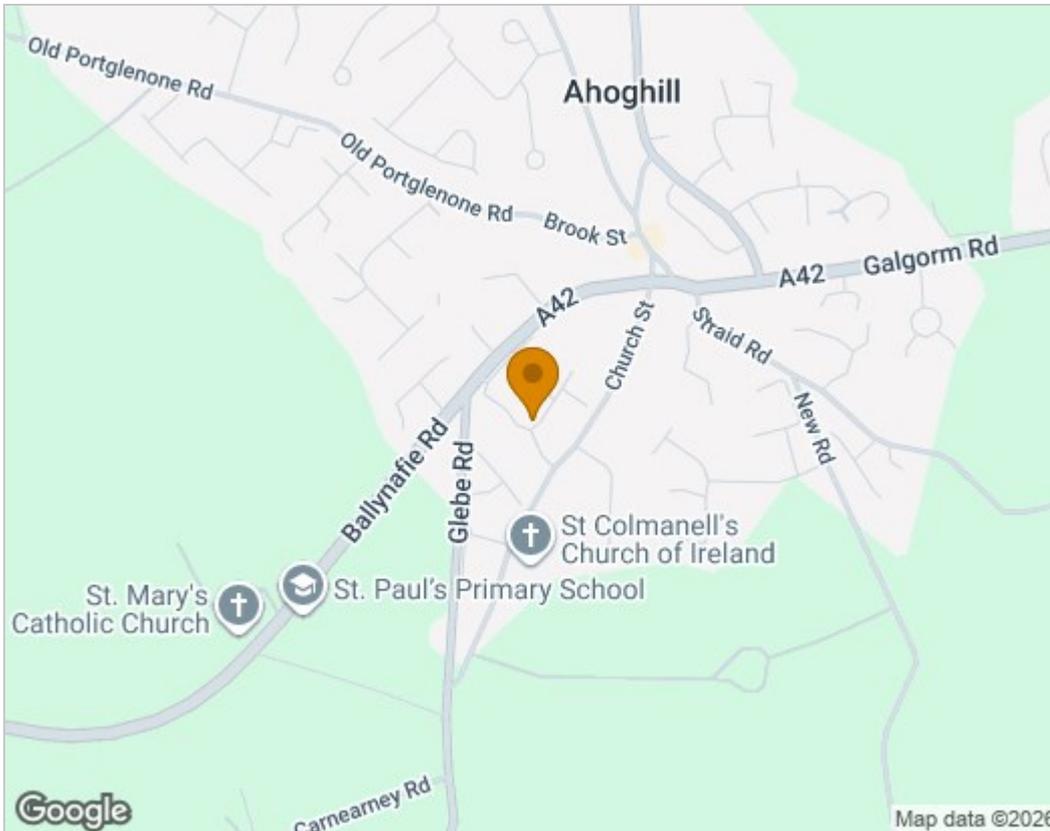
Large gravel driveway with ample space for car parking.

Fully enclosed back garden laid in lawn with paved patio area.

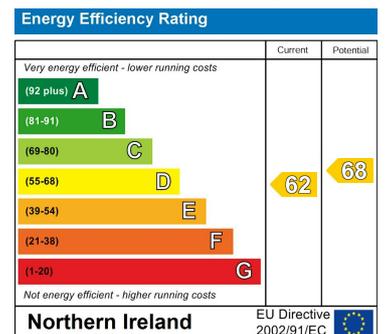




Area Map



Energy Efficiency Graph



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