



20 Shandon Park, Ballymena, BT42 2ED

Offers in the region of £250,000

Enjoying a spacious site with elevated views to the rear, this three bedroom detached house offers family size living accommodation in a much sought after area.

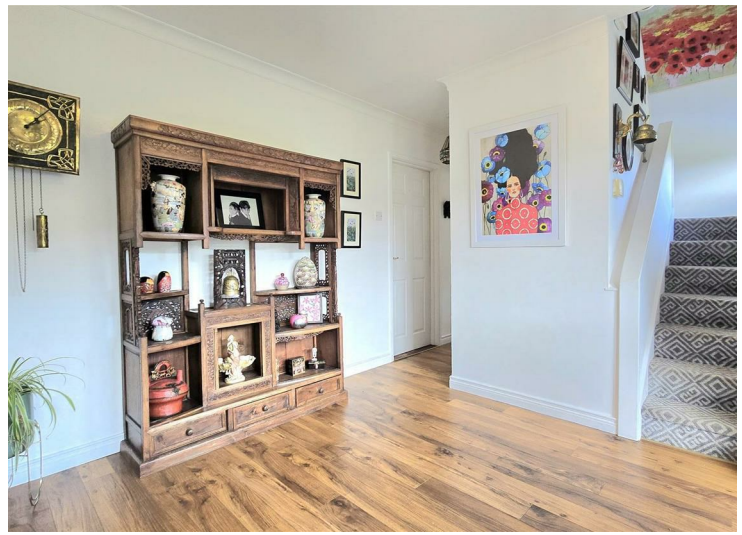
Located in Shandon Park, the home is convenient to Ballymenas' arterial commuter routes, local grammar schools, bus/train station.

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



Property Features

- Detached house of circa 1400 sq ft
- Entrance Hall with fitted Cloak Room off
- Spacious Living room with a dual aspect
- Open plan Kitchen/Dining Area with AGA Range
- Three well proportioned first floor bedrooms
- Family bathroom fitted with a contemporary suite.
- PVC double glazing
- Oil fired heating system.
- Garage store, currently furnished as a reception room.
- Large garden areas to the front and rear.



Accommodation

(Dimensions and Areas are approximate)

Ground Floor

Entrance Hall 9'8" x 9'0" (2.97 x 2.76)

PVC front door and sidelights.
Wood effect laminate flooring.
Under stairs storage.

Cloak Room 9'8" x 2'11" (2.97 x 0.89)

Fitted with a wash hand basin and LFWC. Tiled floor and splashback areas.



Living Room 22'5" x 11'0" (6.84 x 3.36)

Open fire in an Adam style fireplace surround with a tiled hearth.
Dual aspect, with windows facing to the front and rear.
Wood effect laminate flooring.



Kitchen/Dining Area 24'9" x 9'7" (max) (7.56 x 2.94 (max))

Fitted with an in-frame kitchen, with a range of eye and low level units. Granite work surfaces with matching upstands and an undermount Belfast sink. Integrated fridge. Oil fired AGA Range cooker. Separate electric cooker and hob with a stainless steel and glass extractor canopy over. Tiled floor. PVC back door.

First Floor

Landing 13'6" x 8'10" (4.12 x 2.7)

Built in Hot Press

Bedroom 1 12'4" x 11'11" (3.77 x 3.65)

Painted solid wood flooring.

Bedroom 2 11'11" x 9'8" (3.65 x 2.96)

Wood effect laminate flooring.



Bedroom 3 13'5" x 12'8" (4.09 x 3.88)

Wood effect laminate flooring.

Space for built in wardrobe.

Bathroom 8'2" x 5'10" (2.49 x 1.79)

Fitted with a contemporary suite, including a bath with electric shower over, wash hand basin and LFWC. Heated towel rail. Tiled floor. Tile effect splashback wall paneling.

**Garage Store Room 18'9" x 11'7" (max)
(5.74 x 3.55 (max))**

Accessed via a door from the Living Room, this store room has been created in the garage of the property and is currently furnished as an additional reception room. Please note that the room does not meet the required building control standards in order to be classed as living accommodation.

Boiler Store 11'9" x 3'10" (3.6 x 1.19)

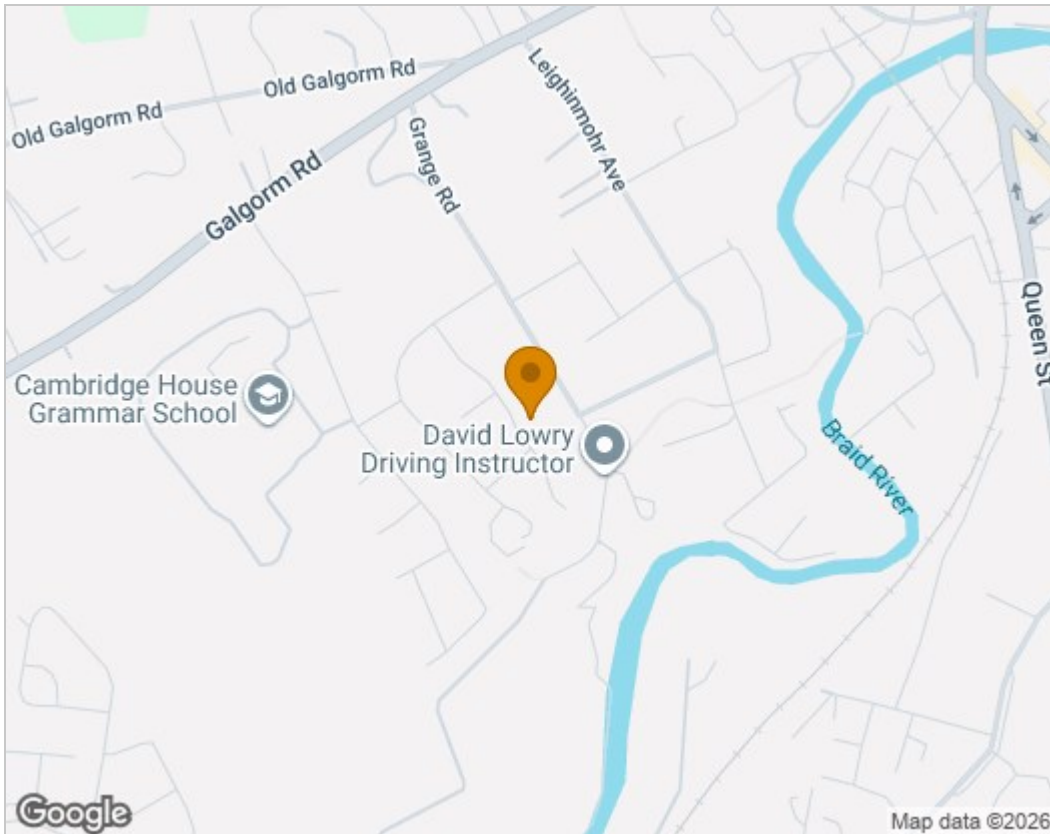
Oil Boiler

The property has large, mature garden areas to the front and rear, laid in lawn.





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		EU Directive 2002/91/EC	

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