



## 20 Dreen Road, Ballymena, BT42 1EB

Offers in the region of £159,950

Located on the fringe of Cullybackey village, this three bedroom detached house is within easy walking distance of the villages various shops and amenities.

In need of some modernisation, this property will likely appeal to those seeking a worthwhile renovation project.

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



## Property Features

- Detached house of circa 1087 sq ft
- Two formal reception rooms
- Kitchen/Dining area
- Three first floor bedrooms
- Family bathroom
- Oil fired heating system
- Double glazed hardwood windows
- Detached Garage
- Set on a mature site of circa 0.2 acres
- Will appeal to those seeking a worthwhile renovation project.

## Accommodation

(Dimensions and Areas are approximate)

### Ground Floor

**Entrance Porch 7'3" x 3'10" (2.22 x 1.17)**  
Hardwood front door with hardwood double glazed sidelights.

**Hall 5'2" x 2'11" (1.6 x 0.91)**

**Living Room 15'5" x 10'2" (max) (4.7 x 3.11 (max))**  
Adam style fireplace surround.

**Lounge 15'5" x 10'0" (max) (4.72 x 3.05 (max))**  
Adam style fireplace surround.

**Kitchen 14'10" x 14'6" (max) (4.53 x 4.42 (max))**  
Fitted with a range of eye and low level units, laminate work surfaces with tiled splashback areas over. Integrated eye level oven and grill, hob with integrated extractor fan over.

**Back Hall 3'1" x 2'11" (0.95 x 0.9)**  
Hardwood back door.

### First floor

**Landing 15'5" x 4'11" (4.7 x 1.51)**

**Bedroom 1 15'6" x 7'6" (max) (4.73 x 2.31 (max))**  
Dual aspect.

**Bedroom 2 15'5" x 10'6" (4.7 x 3.21)**  
Dual aspect.

**Bedroom 3 6'8" x 7'10" (max) (2.04 x 2.41 (max))**



### **Bathroom 9'3" x 5'7" (2.83 x 1.71)**

Fitted with a white bathroom suite including a bath with electric shower over, W/C and wash hand basin. Built in hot press.

### **Outside**

#### **Detached Garage 26'6" x 13'1" (8.09 x 3.99)**

Up and over door.

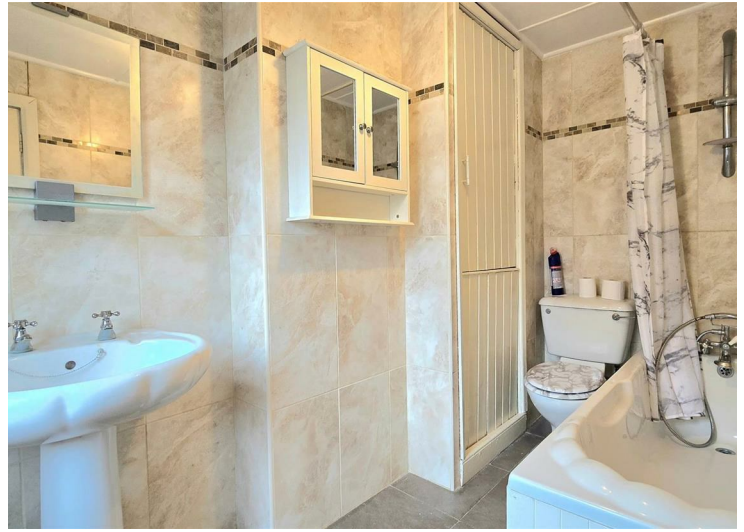
Two pedestrian doors to the side.

Lights and power.

### **Gardens**

The property enjoys a mature site of circa 0.2 acres. The front garden is laid in lawn, with decorative flower beds. Access is via a tarmac driveway from the Dreen Road, with ample space for car parking to the rear and a small stream runs adjacent to the rear boundary of the property.





## Area Map



## Energy Efficiency Graph

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

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