



## 47 Glendun Park

Ballymena, BT43 6ES

Offers Around £209,000



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed composite front door with side screen. Quality wood laminate floor covering. Access to store. Tiled floor. Open tread staircase to fully floored roof space.

#### LOUNGE

15'11 x 11'5 (4.85m x 3.48m)

Focal point multi-fuel stove on granite hearth with tiled splashback. Quality wood laminate floor covering.

#### BEDROOM 1

11'11 x 9'5 (3.63m x 2.87m)

Built in wardrobe in mirrored sliding doors.

#### BEDROOM 2

10' 5 x 9'11 (3.05m 1.52m x 3.02m)

Wall to wall fitted wardrobes in mirrored sliding doors. Quality wood laminate floor covering.

#### FAMILY BATHROOM

Modern fitted three piece suite comprising 'P' shaped panelled bath with Aqualisa mains power shower over, semi-pedestal wash hand basin and WC. Chrome towel radiator. Part tiled walls and tiled floor. Access to hot press.

#### FULLY FLOORED ROOF SPACE

Open tread staircase to fully floored roof space currently utilised as two bedrooms and shower room (please note, current configuration does not adhere to building control regulations).

### OPEN PLAN KITCHEN & DINING AREA

23'2 x 11'1 (7.06m x 3.38m)

widest points. Modern fitted shaker style kitchen with high and low level storage units and work surfaces. Stainless steel 1.5 bowl sink unit. Integrated fridge freezer, eye level grill and oven, and 4 ring electric hob with black stainless steel extractor canopy over. PVC double glazed French doors to garden. Twin Velux windows to vaulted ceiling. Part tiled walls and tiled floor.

#### UTILITY ROOM

11'1 x 5'0 (3.38m x 1.52m)

High and low level storage units with work surface. Stainless steel sink unit. Space for washing machine and tumble dryer. Wine rack. PVC double glazed rear door. Tiled floor.

#### EXTERNAL

Front garden in lawn.

Private driveway in tarmac.

Expansive rear garden with stoned patio area and elevated garden area with array of mature trees and shrubs.

Timber shed with power and light.

PVC fascia, soffits and rainwater goods.

Oil fired central heating boiler (housed).

Outside tap and lighting.



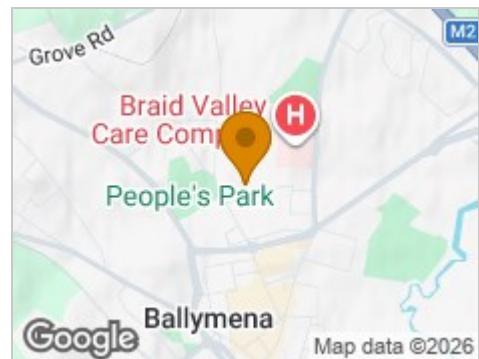
## Road Map



## Hybrid Map



## Terrain Map



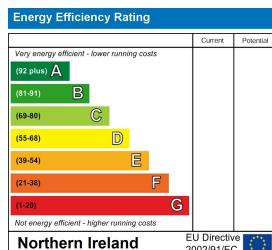
## Floor Plan



## Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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