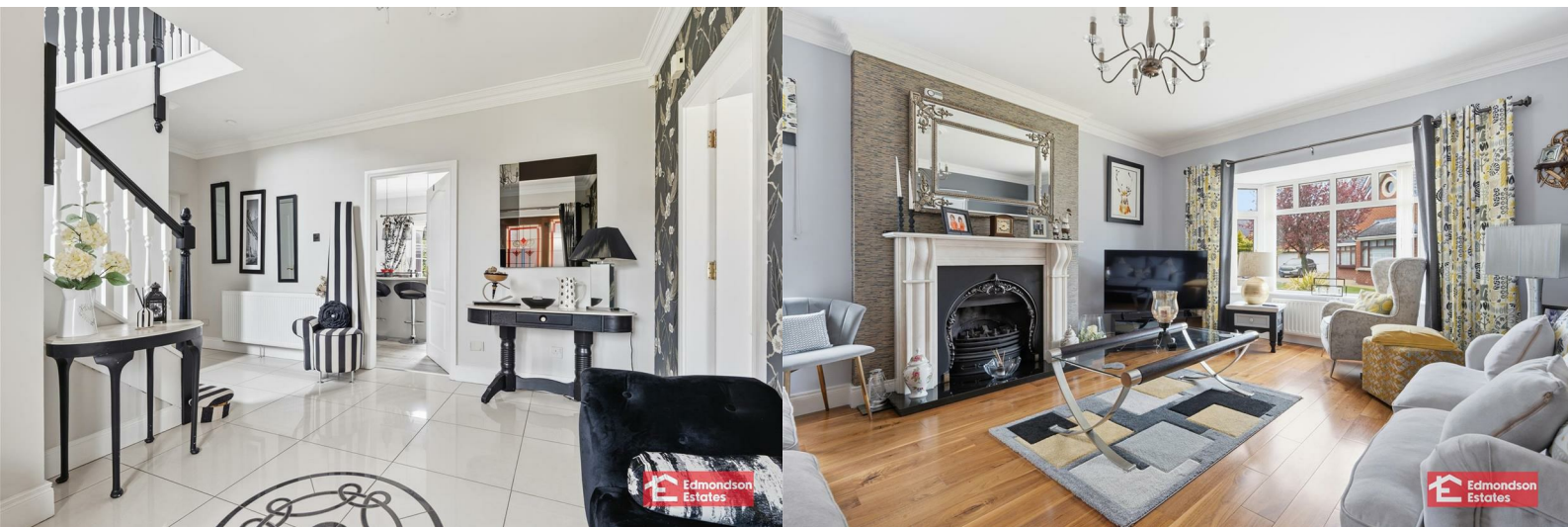




## 12 Old Galgorm Manor

Ballymena, BT42 1RY

Offers Around £429,950



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Hardwood double glazed front door with matching side screens. Tiled floor. Alarm panel. Stairwell to first floor.

#### LOUNGE

15'10 x 13'9 (4.83m x 4.19m)

Bow bay window to front elevation. Dual aspect. Focal point gas fire with marble surround on granite hearth. Solid wood flooring.

### OPEN PLAN KITCHEN/LIVING/DINING AREA

#### DELUXE FITTED KITCHEN

24'5 x 11'1 (7.44m x 3.38m)

Modern kitchen kitchen with high and low level storage units and contrasting Quartz work surfaces. Matching island with breakfast bar area. Matching upstands. Inlaid stainless steel 1.5 bowl sink unit. Integrated appliances to include a low level fridge, eye level grill and oven, and 4 ring electric oven with extractor fan over. Glazed display cabinets. Wine rack. PVC double glazed French doors to garden area. Tiled floor. Open plan to dining room:

#### DINING ROOM

15'4 x 13'1 (4.67m x 3.99m)

Box bay window to front elevation. Focal point open fire with marble surround on slate tiled hearth. Tiled floor. Open plan to sunroom:

#### SUNROOM

12'0 x 11'10 (3.66m x 3.61m)

Focal point multi-fuel stove on granite hearth with granite upstand. PVC double glazed French doors to garden area. Feature roof lantern.

#### FURNISHED CLOAKROOM

Modern fitted two piece suite comprising wash hand basin and WC. Tiled floor.

### FIRST FLOOR

#### LANDING

Access to hot press with Worcester gas fired central heating boiler. Access to roof space.

#### PRINCIPAL BEDROOM

13'9 x 11'5 (4.19m x 3.48m)

Wall to wall fitted wardrobes in mirrored sliding doors.

#### EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower and drench shower head over, vanity unit and WC. Fully tiled walls and tiled floor. Chrome towel radiator.

#### BEDROOM 2

12'8 x 11'1 (3.86m x 3.38m)

Wall to wall fitted wardrobes in mirrored sliding doors.

#### BEDROOM 3

11'1 x 9'10 (3.38m x 3.00m)

Access to eaves storage.

#### BEDROOM 4

9'1 x 8'6 (2.77m x 2.59m)

## FAMILY BATHROOM

Modern fitted four piece suite comprising curved panelled bath, shower cubicle with mains shower and drench shower head over, vanity unit and WC. Fully tiled walls and tiled floor. Chrome towel radiator.

## EXTERNAL

Manicured garden to the front in lawn. Generous private driveway in brick pavior. Secluded, south facing rear garden in lawn with elevated timber decking area and additional Tobermore paving patio area. PVC fascia, soffits and rainwater goods. Outside tap, lighting and CCTV system.



## DETACHED DOUBLE GARAGE

19'8 x 19'0 (5.99m x 5.79m)

Electric roller shutter door. Separate service door to garden. Concrete flooring. Access to store and roof space. Power and light.



## Road Map



## Hybrid Map



## Terrain Map



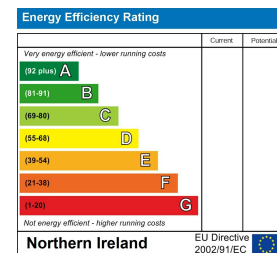
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Edmondson Estates have not tested any services, equipment, or facilities within the premises and will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.