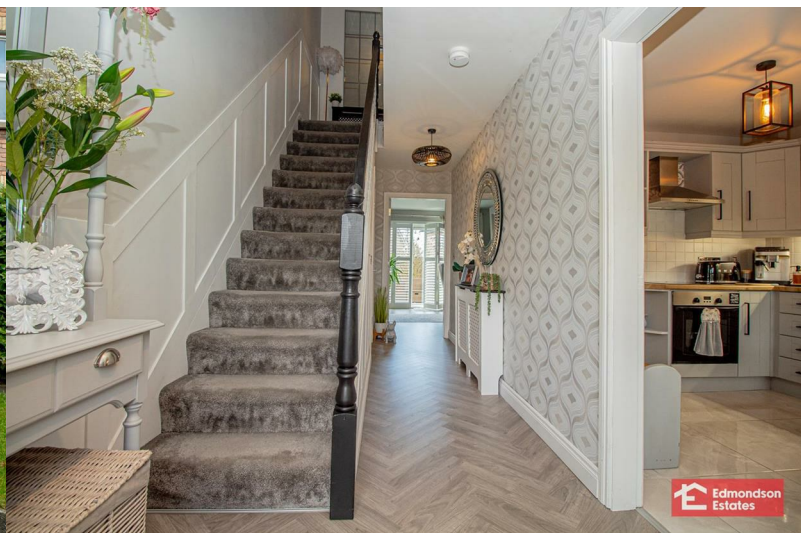




10 Rossdale

Ballymena, BT42 2SA

Offers Around £155,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood double glazed front door. Stairwell to first floor.

KITCHEN WITH INFORMAL DINING AREA

14'4 x 9'0 (4.37m x 2.74m)

Modern fitted shaker style kitchen with high and low level storage units. 1.5 bowl stainless steel sink unit with mixer taps. 4 ring electric hob and oven with stainless steel extractor fan over. Twin windows to front elevation. Part tiled walls and tiled floor.

UTILITY ROOM

9'0 x 5'5 (2.74m x 1.65m)

Matching low level units. Space for fridge freezer, washing machine and tumble dryer. Stainless steel sink unit with mixer taps. Tiled floor.

FURNISHED CLOAKROOM

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

LOUNGE

16'0 x 11'5 (4.88m x 3.48m)

PVC double glazed sliding patio doors leading to rear garden. Focal point wood-burning stove in Inglenook recess on granite hearth. Wood laminate floor covering.

FIRST FLOOR

LANDING

Access to hot press and roof space via slingsby style ladder.

PRINCIPAL BEDROOM

11'9 x 9'9 (3.58m x 2.97m)

Wood laminate floor covering.

EN-SUITE

Modern fitted three piece suite comprising fully tiled shower cubicle with mains shower over, pedestal wash hand basin & WC. Tiled floor.

BEDROOM 2

13'6 x 7'6 (4.11m x 2.29m)

Wood laminate floor covering.

BEDROOM 3

10'0 x 8'1 (3.05m x 2.46m)

FAMILY BATHROOM

Modern fitted four piece suite comprising fully tiled shower cubicle with mains shower over, panelled bath, pedestal wash hand basin & WC. Tiled floor.

EXTERNAL

Private driveway in tarmac.

Front garden in lawn with perimeter laurel hedge.

Generous rear garden in lawn with paved patio and south west facing aspect.

Timber shed. Outside tap and lighting.

Grant oil fired combi boiler (installed Feb 2024).

Tel: 02825655733



Road Map



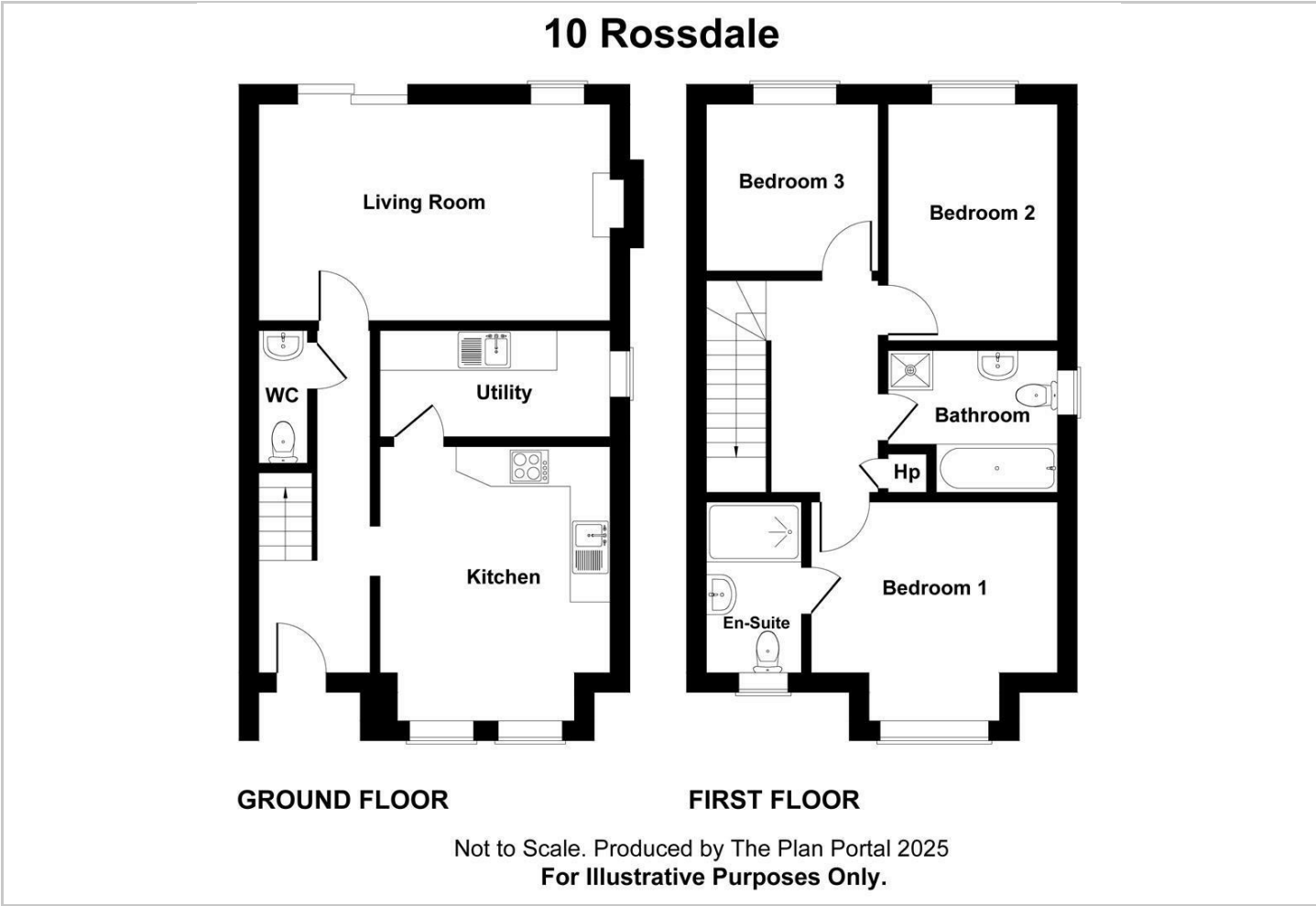
Hybrid Map



Terrain Map



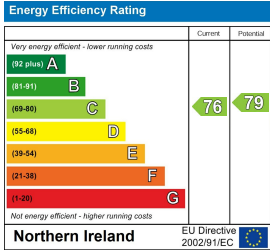
Floor Plan



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 firms 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.