



## 20 Rosses Lane

Ballymena, BT42 2SB

Offers Around £289,000



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## ACCOMMODATION

### ENTRANCE HALL

PVC double glazed front door with side screens. Stairwell to first floor. Access to under stair store. Alarm panel. Tiled floor.

### LOUNGE

14'11 x 11'4 (4.55m x 3.45m)

Focal point open fire. Wood laminate floor covering.

### FAMILY ROOM

12'9 x 11'4 (3.89m x 3.45m)

Solid wood flooring.

### OPEN PLAN KITCHEN & DINING AREA

24'6 x 10'0 (7.47m x 3.05m)

widest points. Modern fitted gloss style kitchen with high and low level storage units and quartz work surfaces. Inlaid twin stainless steel sinks. Integrated dishwasher and fridge. Britannia range oven with 5 ring gas hob and stainless steel extractor canopy over. Hardwood glazed doors to sunroom. Part tiled walls and tiled floor.

### SUN ROOM

11'2 x 10'10 (3.40m x 3.30m)

Focal point feature exposed brick wall with recessed wood burning stove. PVC double glazed French doors to garden. Tiled floor.

### UTILITY ROOM

10'0" x 5'5" (3.05m x 1.65m)

Matching units and melamine work surface. Stainless steel sink. Space for washing machine and tumble dryer. PVC double glazed rear door. Tiled floor.

### FURNISHED CLOAKROOM

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

### FIRST FLOOR

#### LANDING

Access to partially floored roof space with slingsby style ladder. Access to hot-press with gas fired central heating boiler.

#### PRINCIPAL BEDROOM

12'5 x 11'2 (3.78m x 3.40m)

Wood laminate floor covering.

#### EN-SUITE

Modern fitted three piece suite comprising shower enclosure with mains shower and drench shower head over, floating vanity unit and WC. Fully panelled walls to shower. Tiled floor.

#### BEDROOM 2

12'5 x 11'5 (3.78m x 3.48m)

Wood laminate floor covering.

#### BEDROOM 3

11'4 x 9'8 (3.45m x 2.95m)

Wood laminate floor covering.

#### BEDROOM 4

8'2 x 7'7 (2.49m x 2.31m)

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

#### DELUXE FAMILY BATHROOM

Modern fitted four piece suite comprising shower enclosure with mains shower and drench shower

head over, bath, floating vanity unit and concealed cistern WC. Part tiled walls and tiled floor.

## EXTERNAL

Front garden in lawn.

Generous driveway in brick pavior.

Enclosed rear garden in artificial lawn and paved patio area.

Outside tap and lighting.

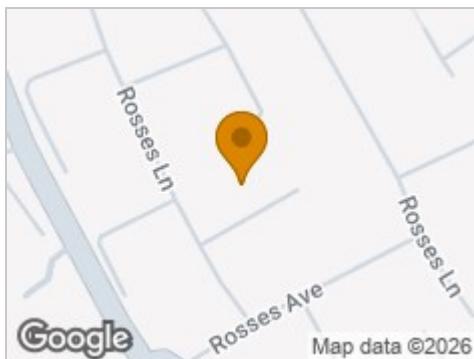
## DETACHED GARAGE

12'0 x 9'0 (3.66m x 2.74m)

plus storage area. Roller shutter door. Separate PVC service door. Power, electric heating and light. (Currently be used as a games room/home office).



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

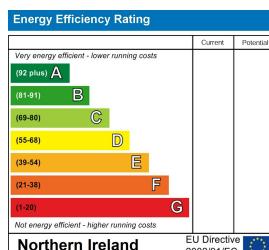
20 Rosses Lane



## 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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