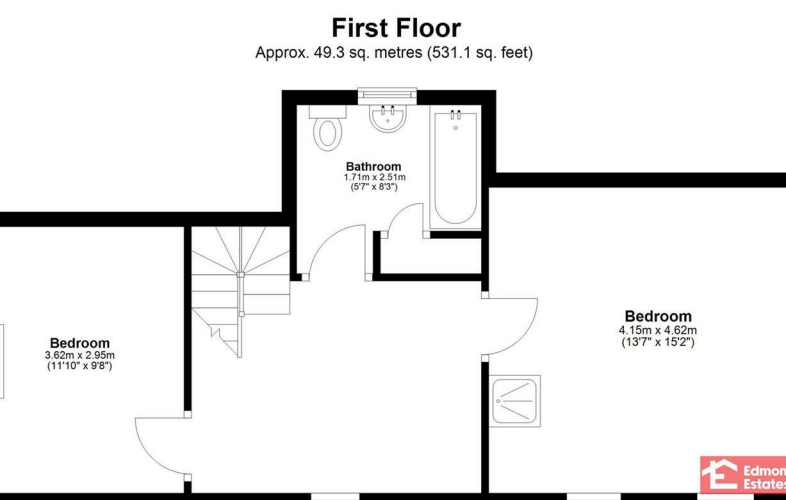




## 25 Woodside Road

Ballymena, BT42 4HX

Offers Around £199,950



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## ACCOMMODATION

### GROUND FLOOR

#### SUNROOM

14'9 x 10'10 (4.50m x 3.30m)

PVC double glazed French doors to front. Tiled floor.

#### KITCHEN WITH INFORMAL DINING AREA

18'1 x 12'11 (5.51m x 3.94m)

High and low level storage units and work surfaces. Stainless steel sink unit. Cooker with hob. Space for low level fridge. Rayburn range style oven. Dual aspect windows. Stairwell to first floor. Access to under stair store. Tiled floor.

#### REAR HALL/UTILITY AREA

14'4 x 5'1 (4.37m x 1.55m)

Hardwood glazed rear door. Tiled floor. Space and plumbing for appliances.

#### LOUNGE

15'1 x 13'7 (4.60m x 4.14m)

Focal point open fire with timber surround. Solid Oak flooring. Dual aspect windows.

#### BEDROOM 3/SNUG

11'11 x 9'8 (3.63m x 2.95m)

Solid Oak flooring. Dual aspect windows.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

15'2 x 13'7 (4.62m x 4.14m)

Dual aspect windows. Shower cubicle with mains

shower over. Panelled walls to shower. Feature cast iron fireplace.

#### BEDROOM 2

11'10 x 9'8 (3.61m x 2.95m)

Feature cast iron fireplace.

#### FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath with shower over, wash hand basin and WC. Access to hot press.

### EXTERNAL

Large tarmacked driveway and forecourt to the front with access via twin timber entrance gates.

Separate timber gated access to rear of the property.

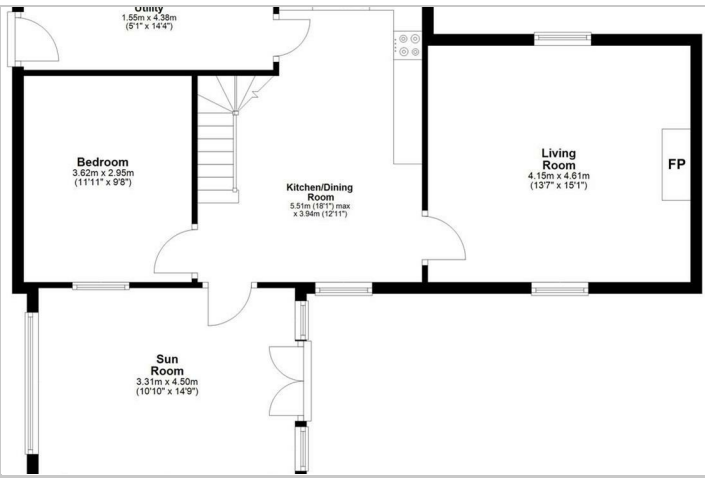
Access to a range of sheds/outbuildings.

Large site with side garden in lawn and hardstanding area to the rear suitable for a range of uses.

Oil fired central heating boiler (housed).

Outside tap and lighting.

PVC fascia, soffits and rainwater goods.



## 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

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

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.