



## 8 Garley Mews

Ballymena, BT42 2HF

Offers Over £155,000





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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Hardwood double glazed front door. Alarm panel. Stairwell to first floor. Tiled floor.

#### LOUNGE

17'7 x 12'8 (5.36m x 3.86m)

widest points. Focal point open fire with timber surround on granite tiled hearth. Tiled floor.

#### KITCHEN OPEN PLAN TO DINING AREA

18'7 x 16'4 (5.66m x 4.98m)

widest points. Modern fitted high gloss style kitchen with high and low level storage units and wood block effect work surface. Matching upstands. Composite 1.5 bowl sink unit. Integrated appliances to include fridge freezer, oven and 4 ring electric hob with extractor fan over. Space and plumbing for washing machine and tumble dryer. PVC double glazed French doors to garden. Tiled floor.

#### FURNISHED CLOAKROOM

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

### FIRST FLOOR

#### LANDING

Access to roof space and hot press.

#### BEDROOM 1

11'3 x 9'9 (3.43m x 2.97m)

Wood laminate floor covering. Velux window. Access to wardrobe.

#### BEDROOM 2

11'7 x 9'9 (3.53m x 2.97m)

Wood laminate floor covering.

#### BEDROOM 3

11'3 x 10'6 (3.43m x 3.20m)

Wood laminate floor covering. Velux window.

#### FAMILY BATHROOM

Modern fitted four piece suite comprising panelled bath, shower cubicle with mains shower over, wash hand basin and WC.

### EXTERNAL

Communal parking to front.

Secluded rear garden in lawn with patio area.

Timber shed.

Oil fired central heating boiler.

PVC fascia, soffits and rainwater goods.

Outside tap and lighting.







Road Map



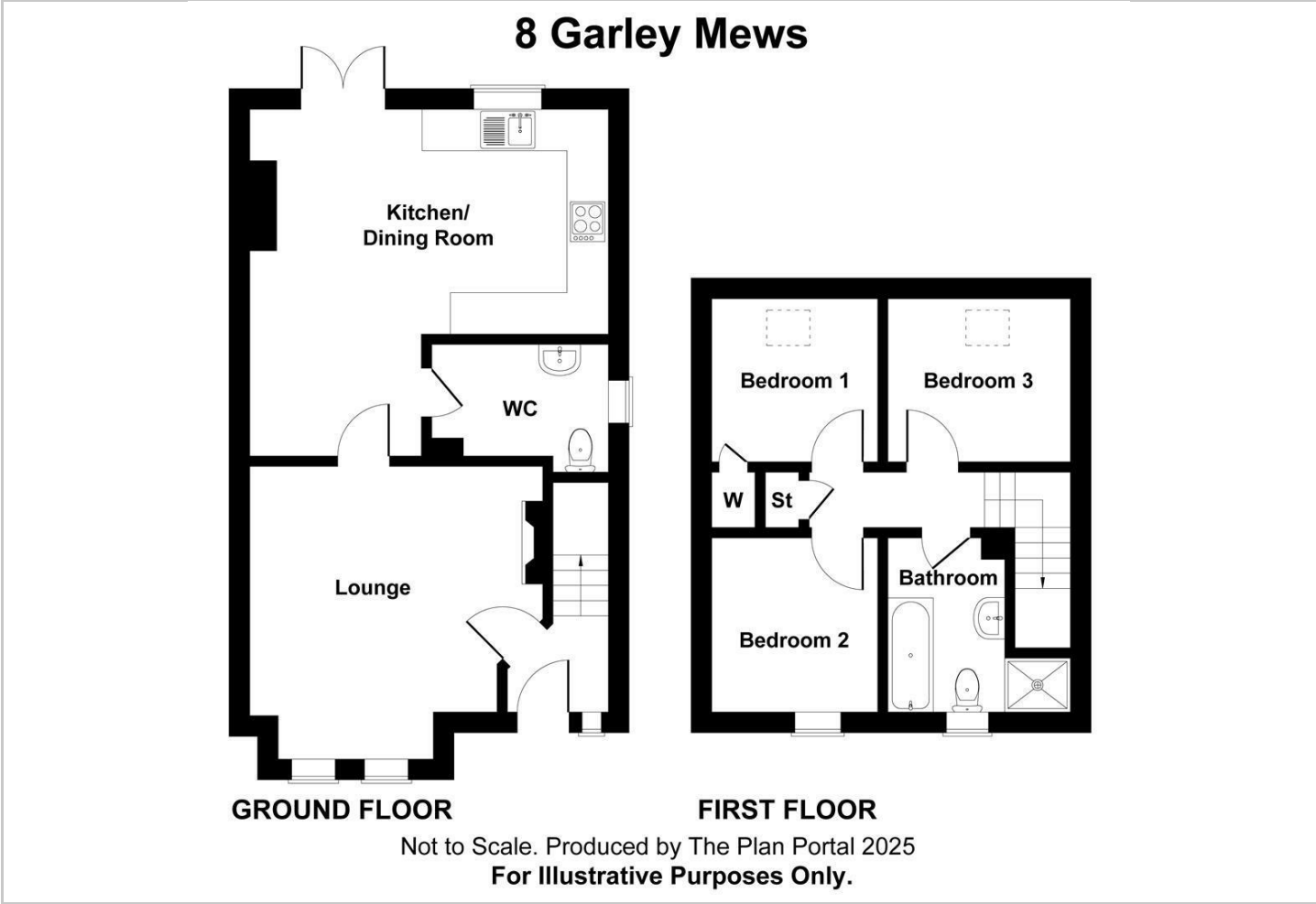
Hybrid Map



Terrain Map



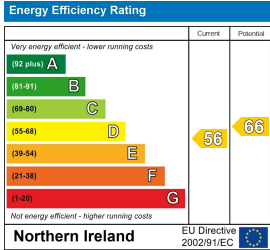
Floor Plan



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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