



## 47 Ballymena Road

Doagh, Ballyclare, BT39 0QR

Offers Around £239,950



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed front door. Internal hardwood glazed door. Stairwell to first floor. Tiled floor.

#### LOUNGE

17'7 x 9'5 (5.36m x 2.87m)

widest points. Focal point open fire with timber surround on slate tiled hearth. Access to under stair store.

#### FAMILY ROOM

13'0 x 9'10 (3.96m x 3.00m)

widest points.

#### KITCHEN WITH INFORMAL DINING AREA

16'7 x 10'5 (5.05m x 3.18m)

Modern fitted shaker style kitchen with high and low level storage units and work surface. Ceramic sink. Range oven with 5 ring gas hob and stainless steel extractor fan over. Space for low level appliances. Part tiled walls.

#### FURNISHED CLOAKROOM

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

#### REAR HALL

Hardwood Dutch style door to rear garden. Access to large store with plumbing for washing machine and tumble dryer.

### FIRST FLOOR

#### LANDING

Access to fully floored roof space with power and light.

### PRINCIPAL BEDROOM

15'2 x 10'6 (4.62m x 3.20m)

PVC double glazed French doors to balcony enjoying views over surrounding area.

#### EN-SUITE

Modern fitted three piece suite comprising shower cubicle with electric shower over, vanity unit and WC. Fully panelled walls.

#### BEDROOM 2

10'6 x 9'7 (3.20m x 2.92m)

#### BEDROOM 3

9'3 x 7'3 (2.82m x 2.21m)

#### DELUXE FAMILY BATHROOM

Modern fitted four piece suite comprising free standing bath, shower enclosure with electric shower over, vanity unit and WC. Fully tiled walls and tiled floor. Chrome towel radiator.

#### EXTERNAL

Generous private driveway in concrete and decorative stone.

Enclosed rear garden in paving with raised timber decking area.

PVC fascia, soffits and rainwater goods.

Outside tap and lighting.

Access to lean to with oil fired central heating boiler.

#### STONE STORE

PVC double glazed French doors. (potential to adapt to garden room/garage with appropriate works and approvals).

#### GARDEN ROOM/SHED

14'6 x 9'4 (4.42m x 2.84m)

PVC double glazing.



## Road Map



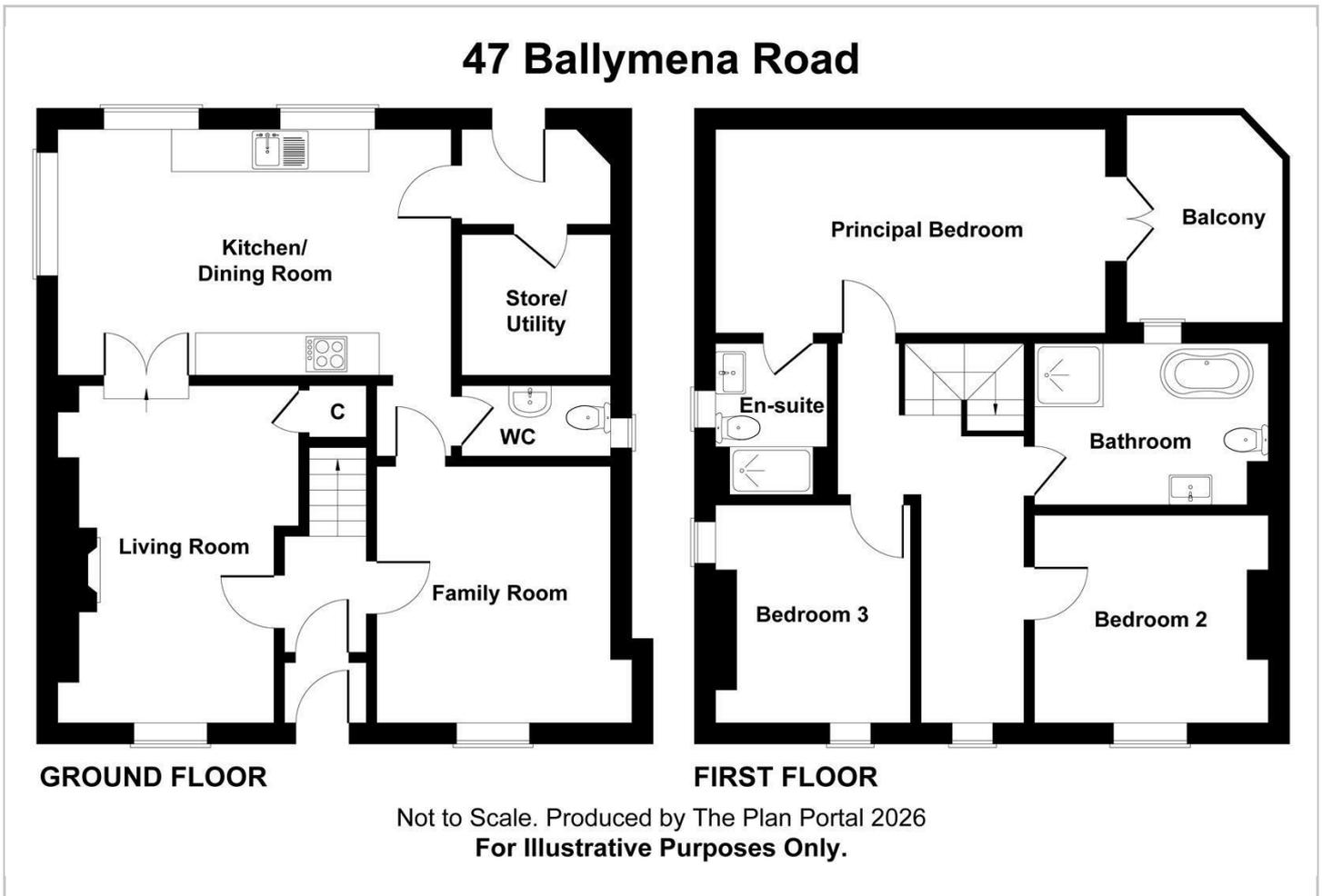
## Hybrid Map



## Terrain Map



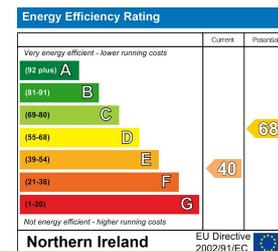
## Floor Plan



## 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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