



## 69 Rosses Farm

Ballymena, BT42 2SG

Offers Around £269,950





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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Hardwood double glazed front door with side screens. Stairwell to first floor. Wood laminate floor covering.

#### LOUNGE

17'11 x 11'3 (5.46m x 3.43m)

Wood laminate floor covering.

#### FAMILY ROOM

11'1 x 9'0 (3.38m x 2.74m)

Tiled floor.

#### KITCHEN OPEN PLAN TO DINING ROOM

22'5 x 8'4 (6.83m x 2.54m)

Modern fitted kitchen with high and low level storage units and contrasting work surfaces. Matching upstands. Integrated appliances to include 4 ring electric hob with stainless steel extractor fan over, oven and dishwasher. Space for fridge freezer. Composite 1.5 bowl sink unit. PVC double glazed French doors to garden. Tiled floor.

#### UTILITY ROOM

8'4 x 5'9 (2.54m x 1.75m)

Matching low level units and work surface. Stainless steel sink. Space for washing machine. Hardwood double glazed rear door and separate service door to integral garage.

#### FURNISHED CLOAKROOM

Modern fitted two piece suite comprising vanity unit and WC. Wood laminate floor covering.

## INTEGRAL GARAGE

17'9 x 10'9 (5.41m x 3.28m)

Roller shutter door. Service door. Oil fired central heating boiler. Access to roof space. Power and light.

## FIRST FLOOR

#### LANDING

Access to roof space and hot press.

#### PRINCIPAL BEDROOM

14'4 x 11'3 (4.37m x 3.43m)

#### EN-SUITE

Modern fitted three piece suite comprising shower cubicle with electric shower over, wash hand basin and WC. Part tiled walls and tiled floor. Feature porthole window.

#### BEDROOM 2

10'7 x 8'5 (3.23m x 2.57m)

Wood laminate floor covering. Access to built in wardrobe.

#### BEDROOM 3

11'2 x 9'0 (3.40m x 2.74m)

Wood laminate floor covering.

#### BEDROOM 4

10'10 x 8'5 (3.30m x 2.57m)

Wood laminate floor covering.

#### FAMILY BATHROOM

Modern fitted four piece suite comprising shower cubicle with electric shower over, panelled bath, vanity unit and WC. Part tiled walls.

## EXTERNAL

Tel: 02825655733

Front garden in lawn.  
Private driveway in brick pavior.  
Generous site with side and rear garden in lawn with  
twin paved patio areas.  
Separate side paving storage area.  
Outside tap and lighting.





Road Map



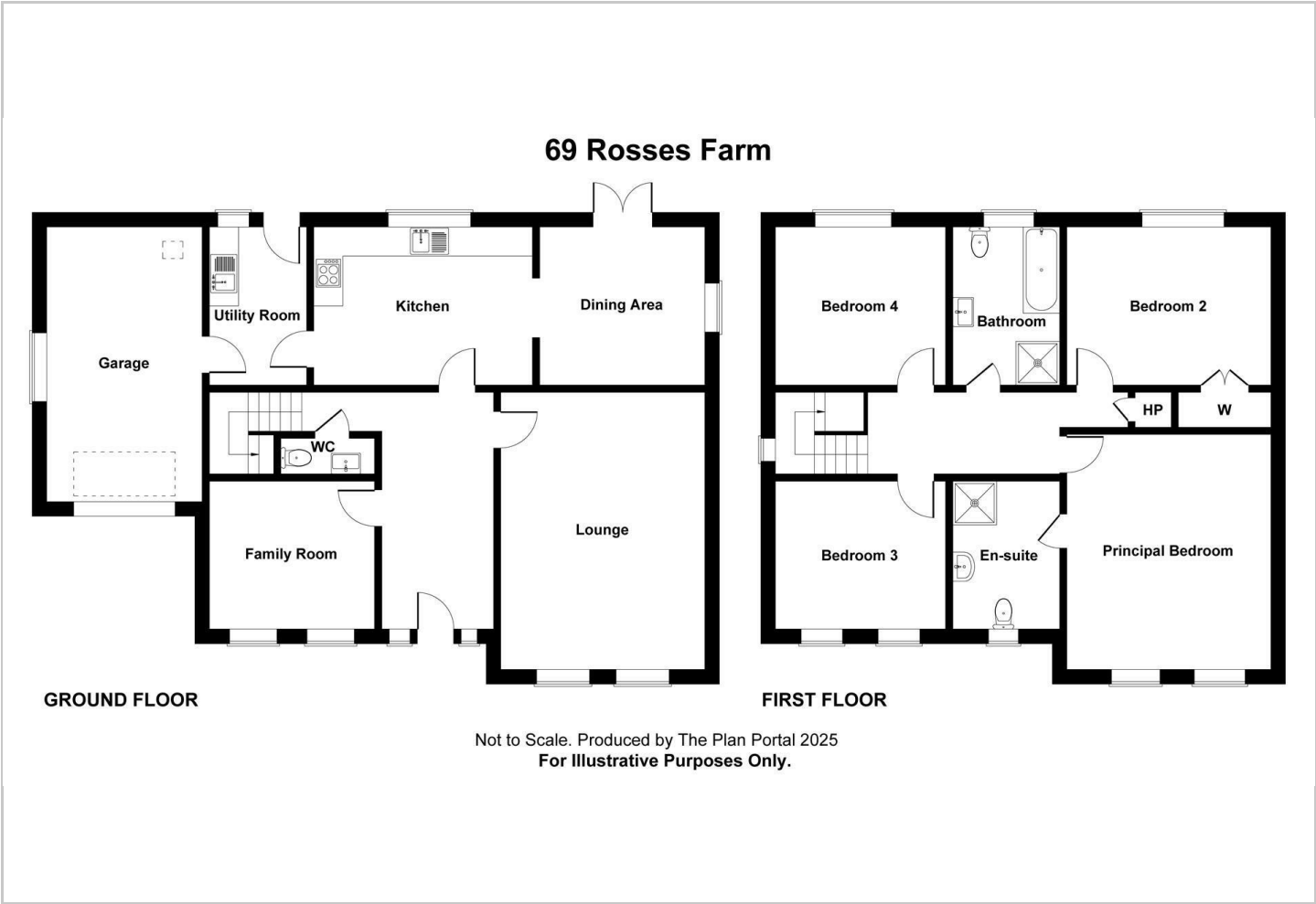
Hybrid Map



Terrain Map



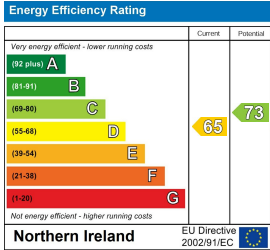
Floor Plan



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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