



4 Woodcroft Brae

Ballymena, BT42 1FY

Offers Around £305,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood double glazed front door with matching stained glass side screens. Stairwell to first floor. Decorative cornicing throughout. Tiled floor

LOUNGE

17'6 x 13'1 (5.33m x 3.99m)

Focal point open fire with marble surround on slate hearth.

DINING ROOM

13'3 x 11'3 (4.04m x 3.43m)

Hardwood glazed double doors to hallway.

FURNISHED CLOAKROOM

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

FAMILY ROOM

13'1 x 12'8 (3.99m x 3.86m)

Wood laminate floor covering. Inglenook style recess with flue for stove (stove will need connected). PVC double glazed French doors to garden.

KITCHEN WITH INFORMAL DINING AREA

14'8 x 10'8 (4.47m x 3.25m)

Quality fitted Oak kitchen with high and low level storage units and work surfaces. Belfast sink. Space for fridge freezer and cooker. Part tiled walls and tiled floor.

UTILITY ROOM

6'1 x 5'10 (1.85m x 1.78m)

High and low level storage units and work surface. Stainless steel sink unit. Space for washing machine and dishwasher. Hardwood double glazed rear door. Access to walk-in pantry area.

FIRST FLOOR

LANDING

Access to hot press. Access to partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM

14'4 x 11'4 (4.37m x 3.45m)

EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, wash hand basin and WC. Fully panelled walls to shower. Towel radiator.

BEDROOM 2

13'3 x 11'7 (4.04m x 3.53m)

BEDROOM 3

13'1 x 11'7 (3.99m x 3.53m)

BEDROOM 4

14'5 x 9'10 (4.39m x 3.00m)

FAMILY BATHROOM

Modern fitted five piece suite comprising free-standing roll-top bath, shower cubicle with mains shower over, wash hand basin, bidet and WC. Fully tiled walls to shower area. Chrome towel radiator.

EXTERNAL

Front garden in lawn with array of trees and shrubs.

Generous private driveway in brick pavior.

Large private rear garden in lawn with stoned patio area and wide array of mature trees, plants and shrubs.

Outside tap and lighting.

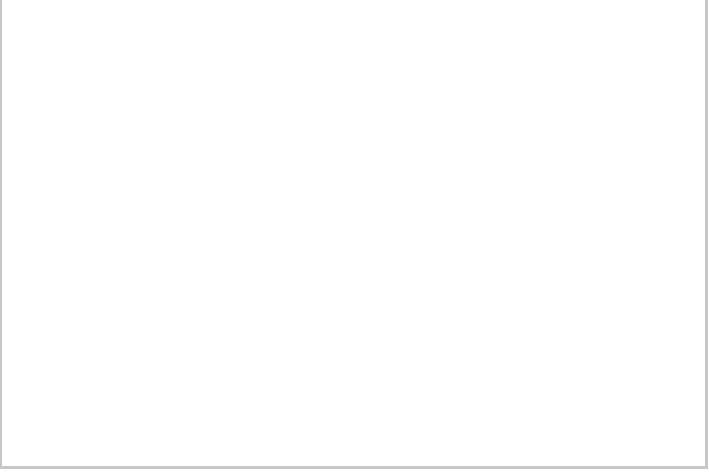
PVC fascia and rainwater goods.

DETACHED GARAGE

18'3 x 13'11 (5.56m x 4.24m)

Roller shutter door. Separate service door. Concrete floor. Oil fired central heating boiler. Power and light.

Tel: 02825655733



Road Map



Hybrid Map



Terrain Map



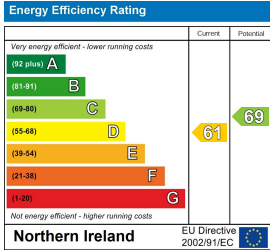
Floor Plan



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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