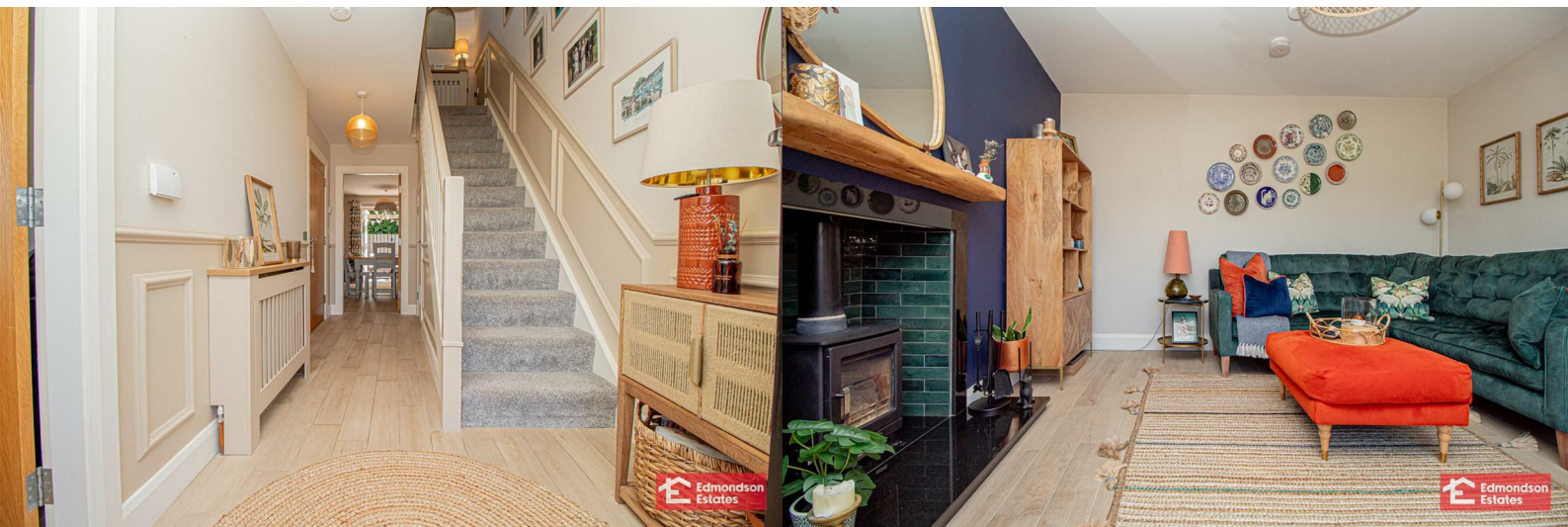




## 17 Rectory Manor

Randalstown, BT41 3FN

Offers Over £189,950





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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed composite front door. Stairwell to first floor with access to under stair store. Alarm panel. Tiled floor continuing throughout downstairs. Decorative panelling.

#### LOUNGE

13'2 x 12'0 (4.01m x 3.66m)

widest points. Focal point multi-fuel stove in Inglenook style recess on granite hearth. Picture window to front elevation with views over communal green.

#### OPEN PLAN KITCHEN/LIVING/DINING AREA

19'0 x 15'7 (5.79m x 4.75m)

widest points. Modern fitted shaker style kitchen with high and low level storage units and contrasting work surfaces. Composite sink unit. Integrated appliances to include fridge freezer, 4 ring electric hob with extractor fan over, oven and dishwasher. Upstands to work surfaces. Part tiled walls. PVC double glazed French doors to living area onto garden.

#### UTILITY ROOM

8'0 x 5'10 (2.44m x 1.78m)

Matching high and low level units. Stainless steel sink. Space and plumbing for washing machine and tumble dryer.

#### FURNISHED CLOAKROOM

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

### FIRST FLOOR

#### LANDING

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

#### PRINCIPAL BEDROOM

11'8 x 11'2 (3.56m x 3.40m)

#### EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower and drench shower head over, semi-pedestal wash hand basin and WC. Chrome towel radiator. Fully tiled walls to shower and tiled floor.

#### BEDROOM 2

13'8 x 9'8 (4.17m x 2.95m)

Views over communal green.

#### BEDROOM 3

8'11 x 7'10 (2.72m x 2.39m)

Views over communal green.

#### DELUXE FAMILY BATHROOM

Modern fitted four piece suite comprising freestanding bath, shower cubicle with mains shower and drench shower head over, floating vanity unit and WC. Chrome towel radiator. Fully tiled walls to shower and tiled.

#### EXTERNAL

Front garden in lawn.

Private driveway in tarmac with double gates to rear garden.

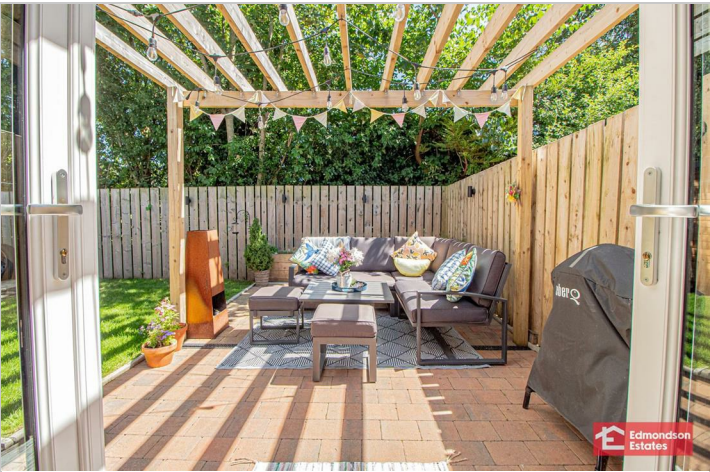
Secluded rear garden in lawn with brick paviour patio area and tarmacked service area.

Oil fired central heating boiler (housed)(pressurised system).

Outside tap, lighting and plug sockets.

Tel: 02825655733







Road Map



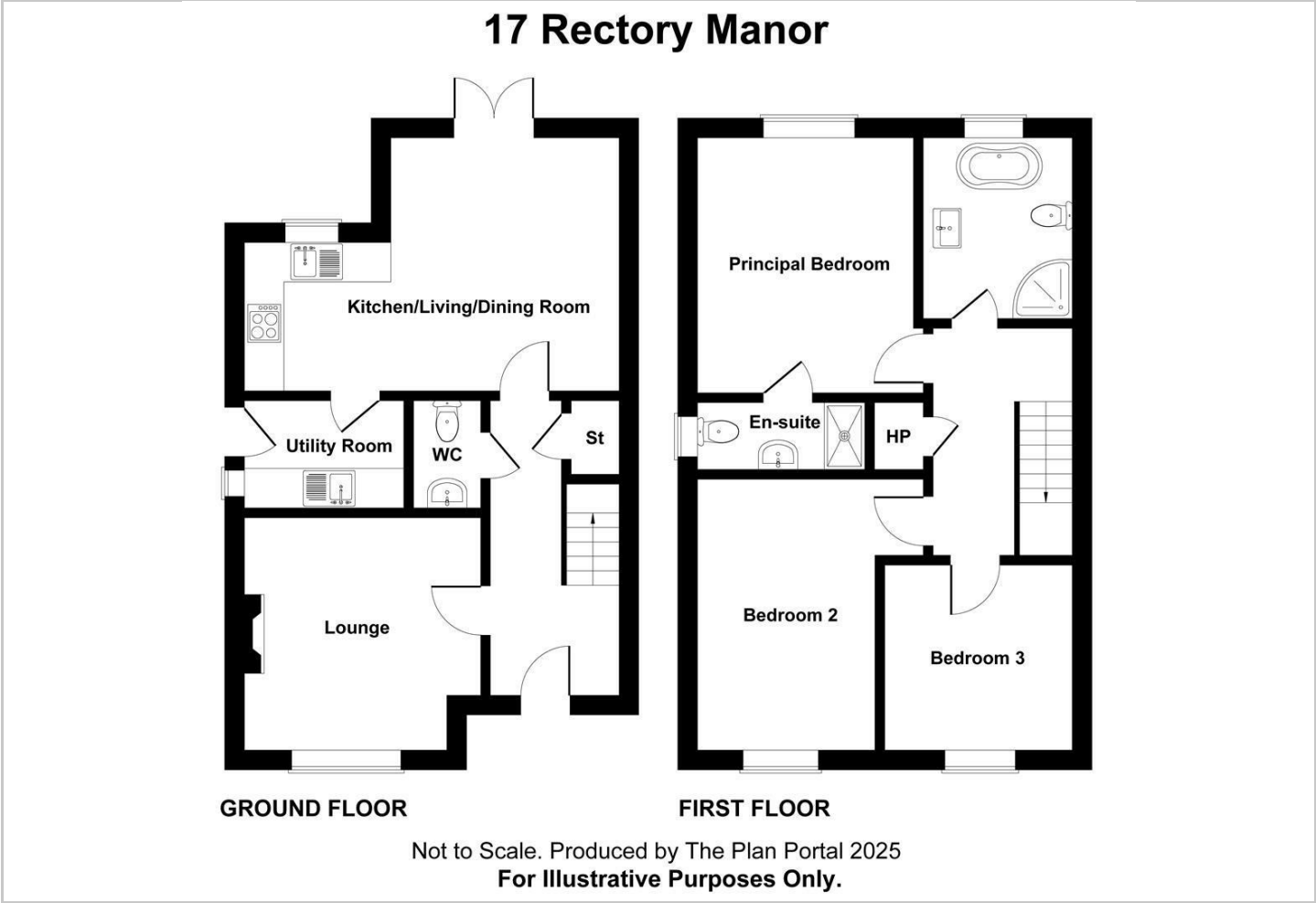
Hybrid Map



Terrain Map



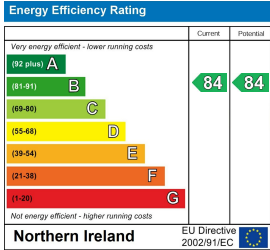
Floor Plan



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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