



35 Templemoyle

Kells, Ballymena, BT42 3LG

Offers Around £115,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

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

LOUNGE

13'3 x 11'9 (4.04m x 3.58m)

Wood laminate floor covering. Focal point fireplace.

KITCHEN WITH INFORMAL DINING AREA

21'7 x 9'2 (6.58m x 2.79m)

Modern fitted gloss kitchen with high and low level storage units and work surfaces. Stainless steel 1.5 bowl sink unit. Integrated 4 ring hob with stainless steel extractor fan over, and oven. PVC double glazed rear door. Tiled floor.

FURNISHED CLOAKROOM

Modern fitted two piece suite comprising vanity unit and WC.

UTILITY STORE

7'10 x 5'4 (2.39m x 1.63m)

Tiled floor. Space and plumbing for appliances.

FIRST FLOOR

LANDING

Access to roof space and hot press. Wood laminate floor covering.

BEDROOM 1

13'3 x 10'11 (4.04m x 3.33m)

Access to wardrobe. Wood laminate floor covering.

BEDROOM 2

11'9 x 10'1 (3.58m x 3.07m)

Access to wardrobe. Wood laminate floor covering.

BEDROOM 3

9'11 x 6'0 (3.02m x 1.83m)

Access to wardrobe. Wood laminate floor covering.

FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath with electric shower over, wash hand basin and WC. Part panelled walls.

EXTERNAL

Front yard in paving.

Enclosed rear garden in lawn with stoned patio area.

Oil fired central heating boiler (housed).

Outside tap and lighting.

DETACHED GARAGE

17'0 x 9'2 (5.18m x 2.79m)

Up and over door.



Road Map



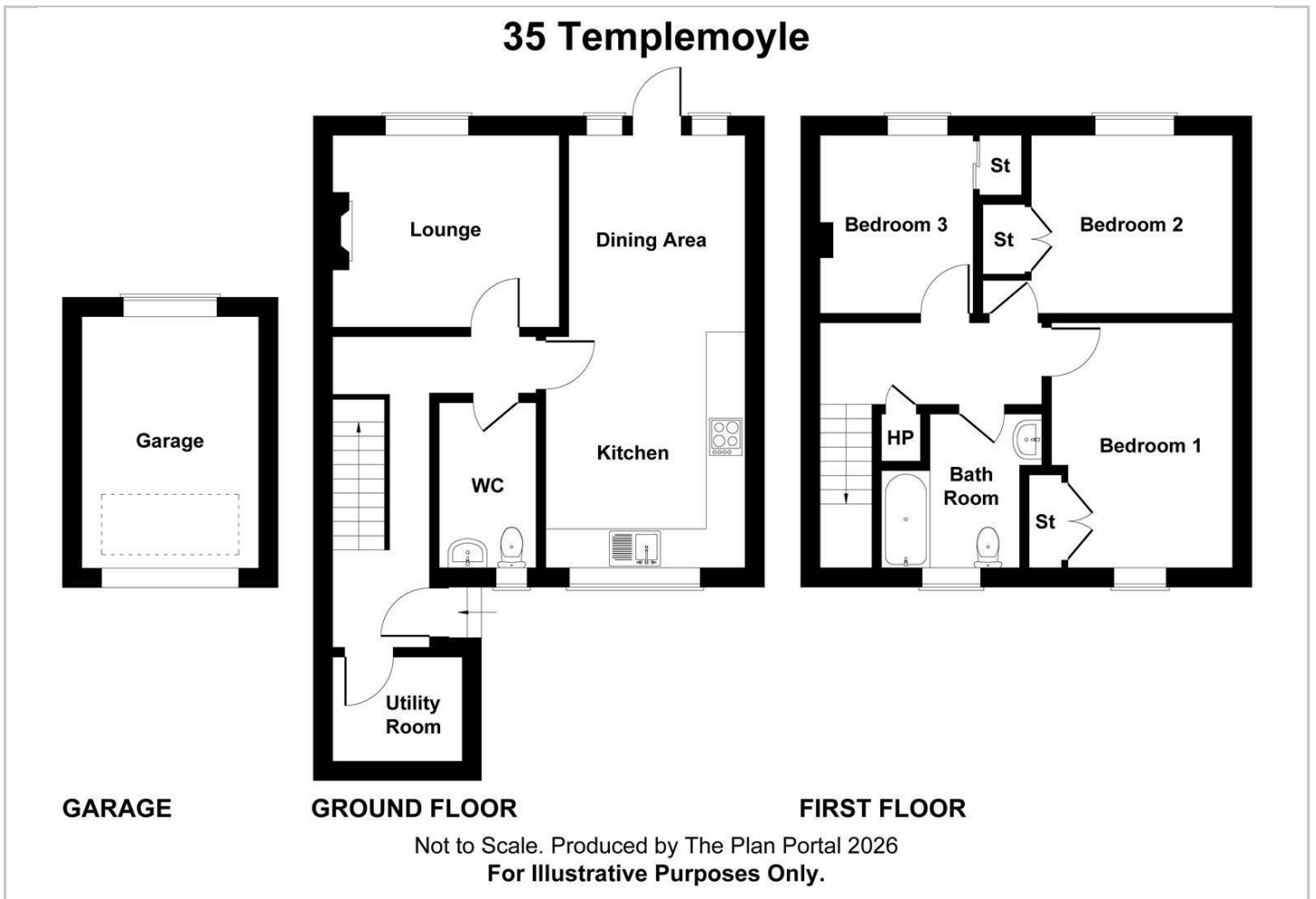
Hybrid Map



Terrain Map



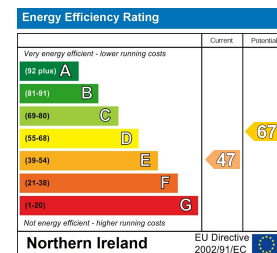
Floor Plan



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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