



## 44 Gleneagles

Cloughmills, Ballymena, BT44 9PQ

Offers Around £209,950



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed front door. Solid wood flooring. Stairwell to first floor.

#### LOUNGE

15'3 x 13'8 (4.65m x 4.17m)

Solid wood flooring. Focal point fireplace with timber surround with slate tiled hearth.

#### FURNISHED CLOAKROOM

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

#### KITCHEN WITH INFORMAL DINING AREA

13'1 x 11'2 (3.99m x 3.40m)

Modern fitted shaker style kitchen with high and low level storage units and work surfaces. Stainless steel 1.5 bowl sink unit. Integrated low level fridge, dishwasher, 4 ring hob with extractor fan over and oven. Access to store with gas fired central heating boiler. Part tiled walls and tiled floor.

#### UTILITY ROOM

7'5 x 5'5 (2.26m x 1.65m)

Matching units and work surface. Stainless steel sink unit. Space for washing machine and tumble dryer. PVC double glazed rear door. Tiled floor.

### FIRST FLOOR

#### LANDING

Access to roof space and hot press. Solid wood flooring.

#### PRINCIPAL BEDROOM

11'8 x 11'1 (3.56m x 3.38m)

Solid wood flooring.

#### EN-SUITE

Modern fitted three piece suite comprising shower cubicle with electric shower over, wash hand basin and WC. Fully tiled walls to shower and tiled floor.

#### BEDROOM 2

11'3 x 9'11 (3.43m x 3.02m)

Countryside views to rear.

#### BEDROOM 3

9'9 x 7'1 (2.97m x 2.16m)

#### FAMILY BATHROOM

Modern fitted four piece suite comprising panelled bath, shower cubicle with electric shower over, wash hand basin and WC. Fully tiled walls.

#### BEDROOM 4

8'9 x 7'2 (2.67m x 2.18m)

Countryside views to rear.

#### EXTERNAL

Front garden in lawn.

Private driveway in stone.

Secluded rear garden in lawn with paved patio area and separate raised timber decking area.

#### DETACHED GARAGE

24'3 x 23'0 (7.39m x 7.01m)

Electric roller shutter door.

Separate PVC double glazed service door.

Concrete flooring. Power and lighting.

Mezzanine storage area.



## Road Map



## Hybrid Map



## Terrain Map



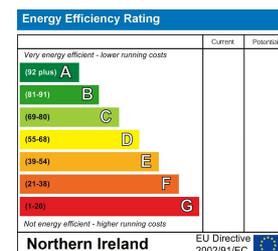
## Floor Plan



## 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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