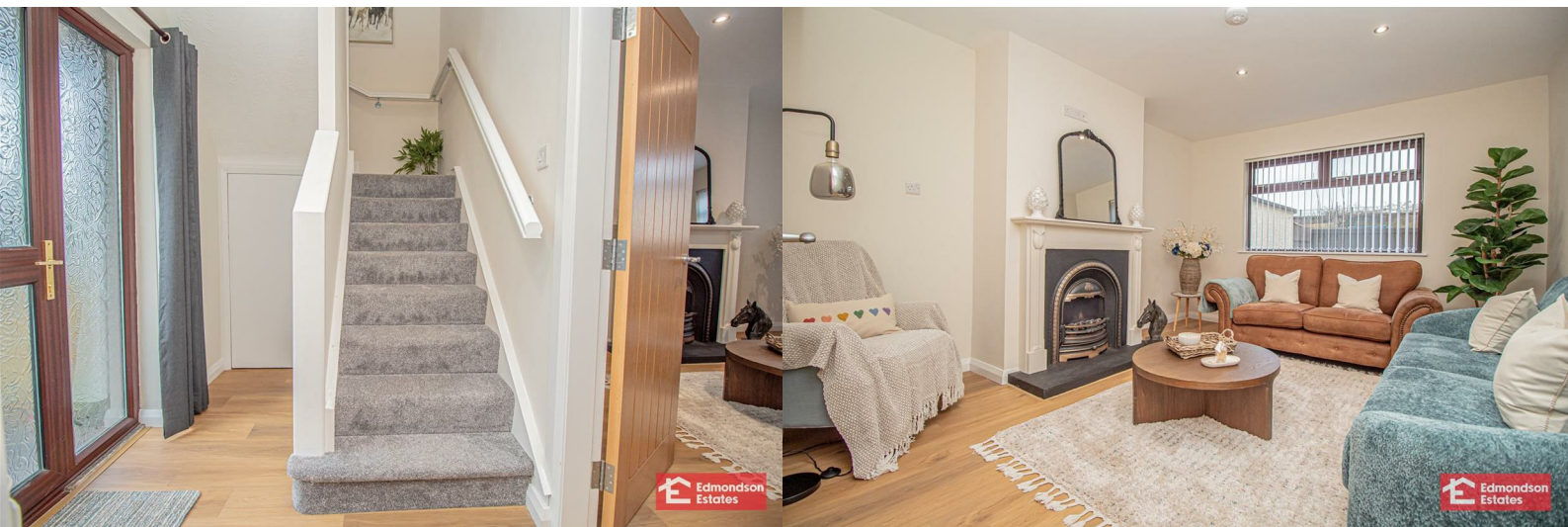




8 Tardree Grove

Ballymena, BT43 7BJ

Offers Around £159,950



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed front door with side screen. Stairwell to first floor. Access to under stair store. Wood laminate floor covering.

LOUNGE

14'2 x 12'0 (4.32m x 3.66m)

widest points. Wood laminate floor covering. Focal point fireplace with timber surround on slate tiled hearth.

KITCHEN WITH INFORMAL DINING & LIVING AREA

20'7 x 10'5 (plus bay) (6.27m x 3.18m (plus bay))

Newly fitted shaker style kitchen with high and low storage units and work surfaces. Stainless steel 1.5 bowl sink unit. Integrated fridge freezer, oven and 4 ring electric hob with stainless steel extractor fan over. Space for dishwasher. Box bay window to front elevation. PVC double glazed rear door to garden. Wood laminate floor covering.

FIRST FLOOR

LANDING

Access to roof space. Access to hot press and shelved store.

BEDROOM 1

14'3 x 8'9 (4.34m x 2.67m)

widest points. Access to integrated wardrobe.

BEDROOM 2

10'9 x 10'8 (3.28m x 3.25m)

Access to integrated wardrobe.

BEDROOM 3

12'11 x 9'9 (3.94m x 2.97m)

widest points.

FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath with electric shower over, vanity unit and WC. Fully panelled walls. Wood laminate floor covering. Chrome towel radiator.

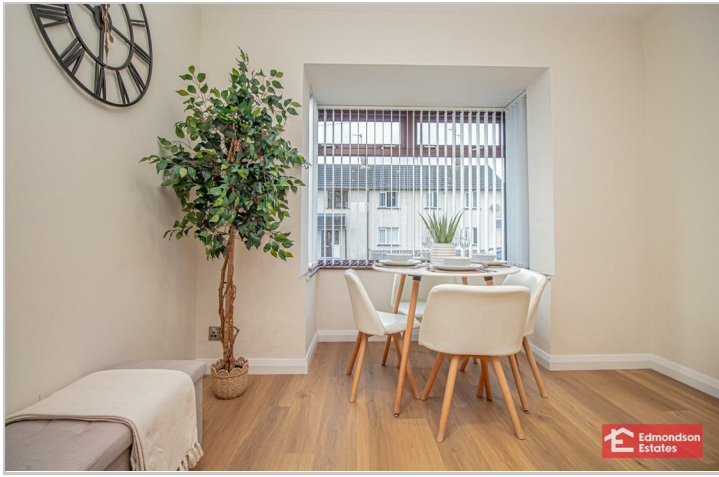
EXTERNAL

Private driveway in tarmac to front.

Secluded rear garden in artificial grass and tarmacked patio area.

Access to boiler house with oil fired central heating boiler.

Outside tap and lighting.



Road Map



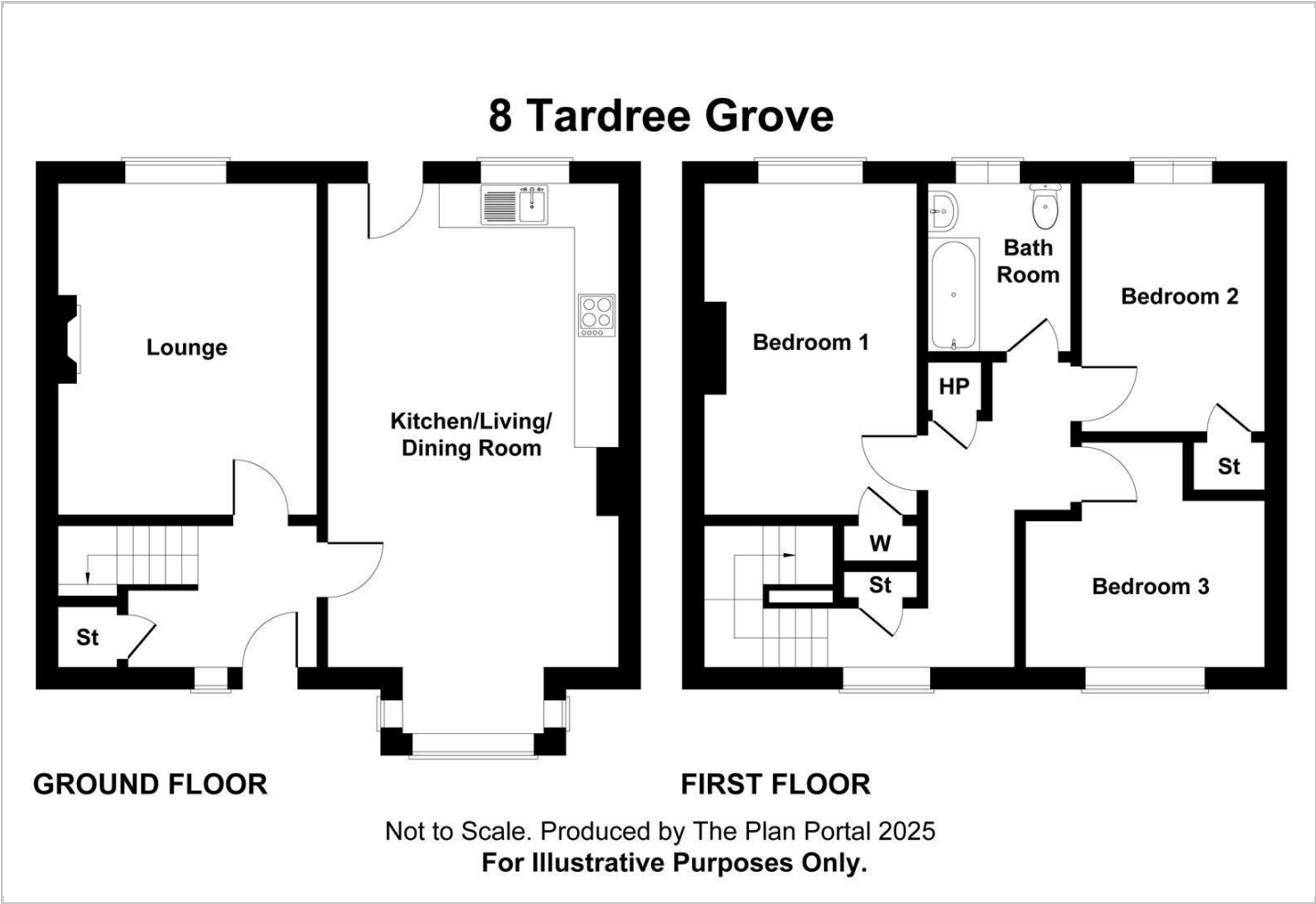
Hybrid Map



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Edmondson Estates have not tested any services, equipment, or facilities within the premises and will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.