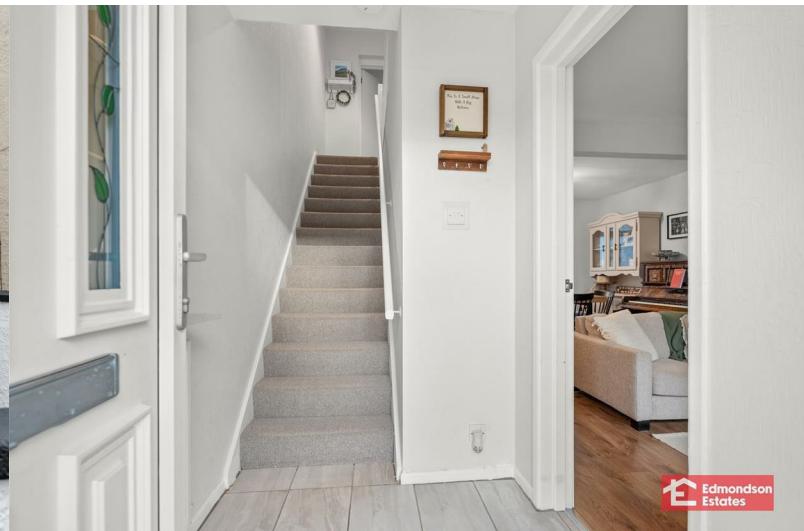




102 Larne Road

Ballymena, BT42 3AU

Offers Over £105,000



102 Larne Road

, Ballymena, BT42 3AU

Offers Over £105,000



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

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

OPEN PLAN LOUNGE & DINING AREA

21'2 x 15'0 (6.45m x 4.57m)

widest points. Wood laminate floor covering. Focal point open fire (with back boiler link-up) with granite hearth. Box bay window. Dual aspect windows.

FITTED KITCHEN

10'9 x 7'10 (3.28m x 2.39m)

Recently installed shaker style kitchen with high and low level storage units and work surfaces. Ceramic sink unit. Integrated dishwasher, oven and 4 ring hob with black stainless steel extractor fan over. PVC double glazed rear door to yard. Part tiled walls and tiled floor.

FIRST FLOOR

LANDING

Access to partially floored roof space and hot press.

BEDROOM 1

15'0 x 10'0 (4.57m x 3.05m)

Access to large integrated wardrobe with lighting.

BEDROOM 2

10'9 x 7'10 (3.28m x 2.39m)

FAMILY BATHROOM

Modern fitted three piece suite comprising panelled

bath with electric power shower and drench shower head over, wash hand basin and WC. Chrome towel radiator. Part tiled walls and tiled floor.

EXTERNAL

Low maintenance front garden in decorative stone. Enclosed rear yard in concrete with raised timber decking area.

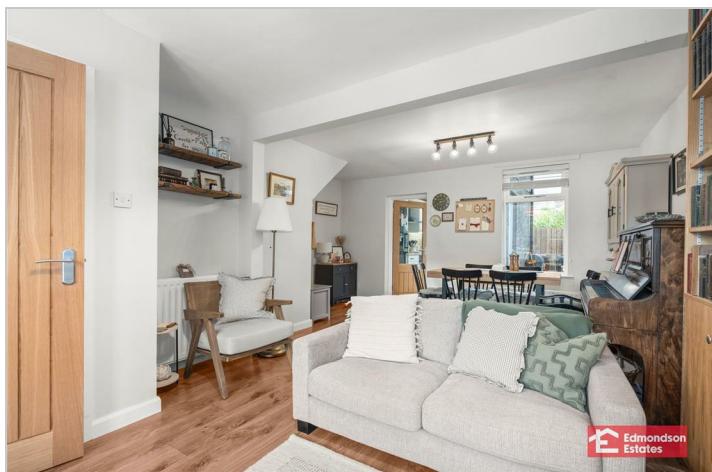
Oil fired central heating boiler (housed) (installed 2024).

Outside tap, lighting and plug sockets.

PVC fascia and rainwater goods.

Large enclosed rear garden in lawn.

Private stoned parking area to rear.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor
Approx. 40.3 sq. metres (434.2 sq. feet)

First Floor
Approx. 36.2 sq. metres (389.6 sq. feet)

Total area: approx. 76.5 sq. metres (823.8 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

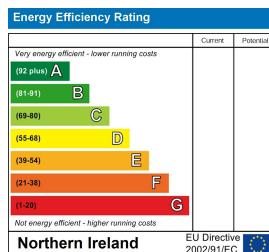
102 Larne Road, Ballymena

Edmondson Estates

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 firms 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.