



74 Grangegorm Drive

Ballymena, BT42 2EF

Offers Around £179,950



74 Grangegorm Drive

, Ballymena, BT42 2EF

Offers Around £179,950



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed front door and side screens. Stairwell to first floor. Access to store. Solid Oak flooring.

LOUNGE

13'7" x 11'5" (4.14m x 3.48m)

Focal point wood burning stove on granite hearth with tiled splash back. Solid Oak flooring.

KITCHEN

11'3" x 8'11" (3.43m x 2.72m)

Recently installed (2024) shaker kitchen with high and low level storage units and work surfaces. Stainless steel sink. Integrated Samsung eye level oven, 4 ring induction hob and extractor fan. Space for fridge freezer.

DINING ROOM

10'11" x 8'6" (3.33m x 2.59m)

CONSERVATORY

9'10" x 9'6" (3.00m x 2.90m)

New PVC double glazed windows and frames and Cosy Roof installation. Door to rear garden.

FIRST FLOOR

LANDING

Access to roof space and hot press.

BEDROOM 1

10'11" x 9'2" (3.33m x 2.79m)

Build in wardrobes. Countryside views to rear.

BEDROOM 2

13'5" x 9'7" (4.09m x 2.92m)

BEDROOM 3

8'4" x 7'10" (2.54m x 2.39m)

Built in wardrobe.

SHOWER ROOM

Fitted three piece suite comprising shower cubicle, wash hand basin and WC. Fully tiled walls.

EXTERNAL

Private driveway in tarmac.

Low maintenance front garden in stone.

Secluded rear garden in lawn with patio areas and wide array of mature trees, plants and shrubs.

Outside tap and lighting.

UTILITY ROOM

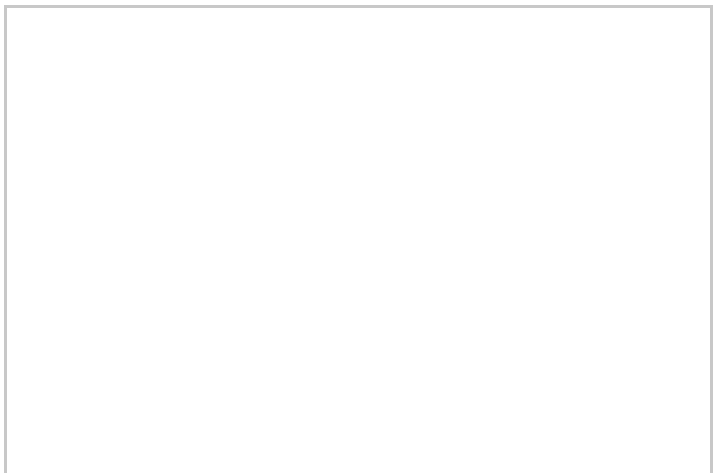
9'8" x 9'0" (2.95m x 2.74m)

Space and plumbing for washing machine and tumble dryer. Stainless steel sink. Storage. Oil fired central heating boiler. Service door to garage.

ATTACHED GARAGE

22'11" x 9'9" (6.99m x 2.97m)

Roller shutter door. Power and lighting.



Road Map



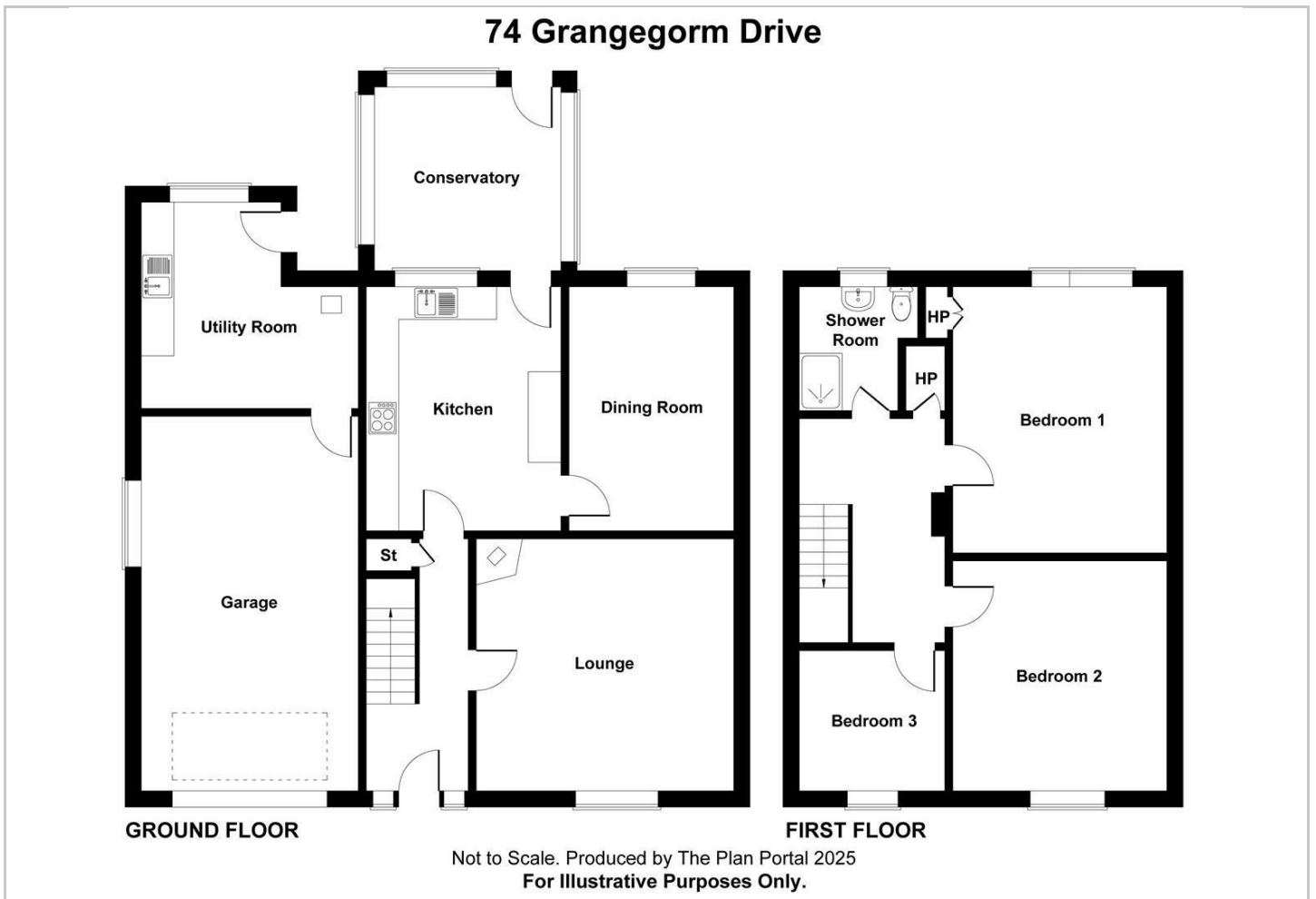
Hybrid Map



Terrain Map



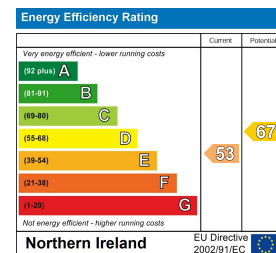
Floor Plan



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.