



238 Ballymoney Road

Ballymena, BT43 5HL

Offers Around £259,950



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood double glazed front door with side screens. Solid wood flooring. Stairwell to first floor.

LOUNGE

12'11 x 9'10 (3.94m x 3.00m)

Solid wood flooring. Focal point open fire with ornate marble surround and hearth. PVC double glazed French doors to garden. Dual aspect windows.

OPEN PLAN KITCHEN/LIVING/DINING AREA

23'11 x 11'3 (7.29m x 3.43m)

Recently fitted shaker kitchen with high and low level storage units and quartz work surfaces. Integrated eye level double oven, fridge freezer, AEG dishwasher and Neff 4 ring induction hob with extractor canopy over. Quartz splashback to hob. Matching island unit with inlaid 1.5 bowl sink unit with Quooker tap and breakfast bar area. PVC double glazed French doors to garden. Separate service door. Tiled floor. Focal point Klondike multi-fuel stove (with back boiler link up) on slate hearth to living area.

DELUXE SHOWER ROOM

Modern fitted three piece suite comprising 'walk-in' shower cubicle with electric shower over, floating vanity unit and concealed cistern WC. Fully tiled walls and tiled floor. Towel radiator.

FIRST FLOOR

LANDING

Dual aspect windows.

BEDROOM 1

11'2 x 7'9 (3.40m x 2.36m)

BEDROOM 2

11'2 x 8'0 (3.40m x 2.44m)

Access to built in wardrobe and hot press.

BEDROOM 3

11'3 x 10'0 (3.43m x 3.05m)

Solid wood flooring.

DELUXE SHOWER ROOM

Modern fitted three piece suite comprising 'walk-in' shower cubicle with electric shower over, floating vanity unit and WC. Fully tiled walls and tiled floor. Towel radiator.

EXTERNAL

Low maintenance front garden in decorative stone.

Private driveway in tarmac.

Generous south facing rear garden in lawn with twin patio areas and array of trees and shrubs.

Boiler house with Oil fired central heating boiler (installed 2021).

Outside tap, lighting and plug sockets.

PVC fascia, soffits and rainwater goods.

ATTACHED GARAGE

17'0 x 9'6 (5.18m x 2.90m)

Utility area with space and plumbing for low level appliances. Stainless steel sink unit and work surface. Up and over door. Service door to rear. Power and lighting.

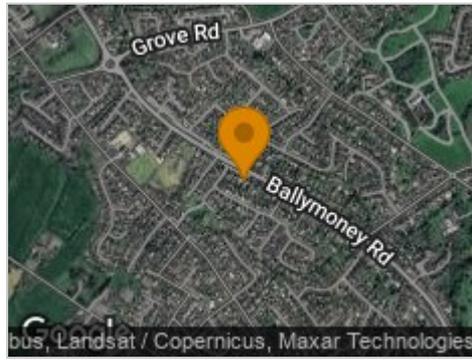
Tel: 02825655733



Road Map



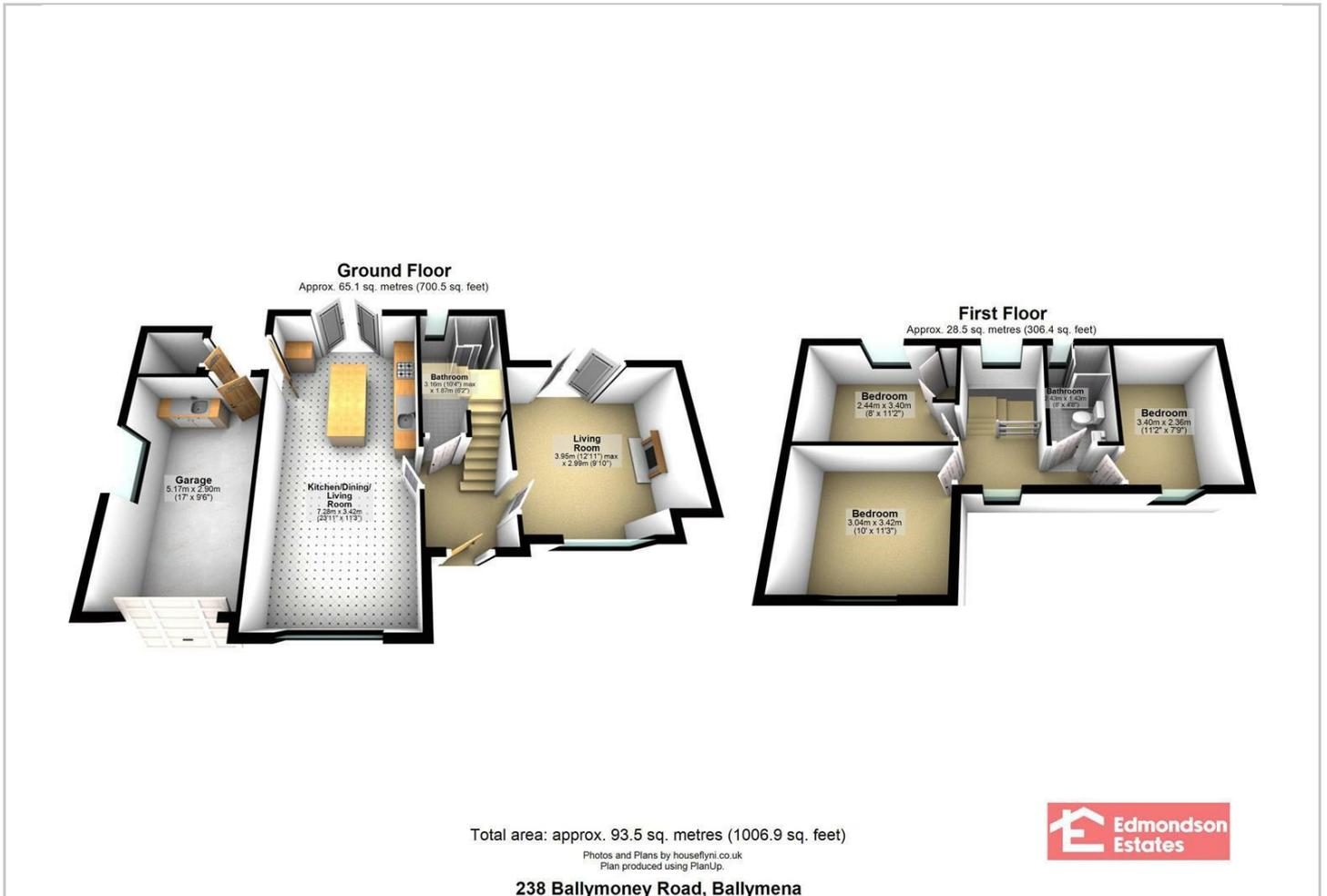
Hybrid Map



Terrain Map



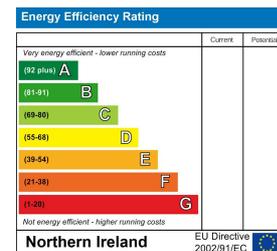
Floor Plan



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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