



14 Cambridge Avenue

Ballymena, BT42 2EN

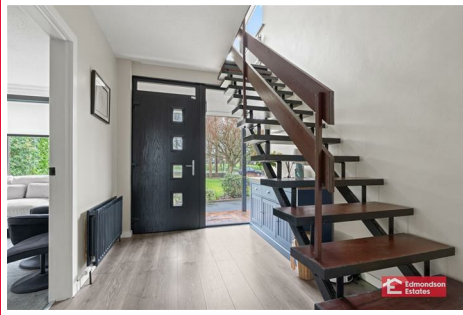
Offers Over £359,950



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed composite front door with side screen. Open tread stairwell to first floor. Wood laminate floor covering.

LOUNGE

15'7 x 13'2 (4.75m x 4.01m)

Dual aspect windows with picture window to front elevation. Focal point wood burning stove on granite hearth.

DINING ROOM

11'11 x 9'11 (3.63m x 3.02m)

Wood laminate floor covering. PVC double glazed PVC sliding patio doors to rear garden.

OPEN PLAN KITCHEN & LIVING AREA

22'1 x 19'4 (6.73m x 5.89m)

widest points. Recently fitted modern high gloss kitchen with high and low level storage units and work surfaces. Integrated appliances to include fridge freezer, eye level grill and oven, dishwasher and 4 ring induction hob with extractor fan over. Composite sink unit. Breakfast bar area. Dual aspect windows. Part tiled walls. Wood laminate floor covering.

UTILITY ROOM

11'5 x 6'7 (3.48m x 2.01m)

High and low level storage units and work surface. Composite sink unit. Part tiled walls and tiled floor. PVC rear door. Internal hardwood door to garage.

INTEGRAL GARAGE

16'4 x 10'0 (4.98m x 3.05m)

Roller shutter door. Concrete floor. Power and lighting.

FURNISHED CLOAKROOM

Modern fitted two piece suite comprising vanity unit and WC. Fully tiled walls and tiled floor. Cloakroom area.

FIRST FLOOR

LANDING

Bright and spacious gallery style landing. Access to roof space.

PRINCIPAL BEDROOM

15'7 x 12'4 (4.75m x 3.76m)

Dual aspect windows.

BEDROOM 2

12'4 x 11'11 (3.76m x 3.63m)

BEDROOM 3

13'3 x 11'11 (4.04m x 3.63m)

Wood laminate floor covering.

BEDROOM 4

13'3 x 11'0 (4.04m x 3.35m)

HOME OFFICE/STUDY

6'7 x 6'7 (2.01m x 2.01m)

Wood laminate floor covering. Access to large roof space area via internal door.

FAMILY BATHROOM

Modern fitted four piece suite comprising panelled bath, shower cubicle with electric shower over, wash hand basin and WC. Part tiled walls and tiled floor. Access to store.

EXTERNAL

Front gardens in lawn with array of trees and shrubs. Private driveway in tarmac.

Tel: 02825655733

Generous rear garden in lawn with twin paved patio areas and separate raised composite decking area. PVC fascia, soffits and rainwater goods. Outside tap and lighting.

Access to boiler house with gas fired central heating boiler.



Road Map



Hybrid Map



Terrain Map



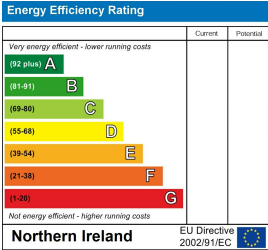
Floor Plan



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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