



30 Tullymore Dale

Broughshane, Ballymena, BT43 7TD

Offers Around £149,950



Edmondson Estates are delighted to bring to market this spacious two bed ground floor apartment in the sought after residential development of Tullymore Dale, Broughshane, Ballymena. These apartments enjoy a quiet yet convenient location surrounded by communal gardens, and within walking distance to a wide array of amenities including shops, cafes, public parks and schools. An ideal property for the first time buyer or someone looking single level living.

Internally the property comprises a communal entrance hall, private entrance hall, open plan kitchen/living/dining area, two bedrooms with principal en-suite and family bathroom.

Externally the property benefits from manicured gardens with patio area and communal parking.

Early viewing recommended.



ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Hardwood glazed front door. Tiled floor.

PRIVATE ENTRANCE HALL

Hardwood front door. Wood laminate floor covering. Access to large store. Hardwood glazed door to inner hall.

PRINCIPAL BEDROOM 11'4 x 11'4 (3.45m x 3.45m)

EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, wash hand basin and WC. Tiled floor.

BEDROOM 2 12'4 x 11'3 (3.76m x 3.43m)

widest points.

FAMILY BATHROOM

Modern fitted four piece suite comprising corner panelled bath, shower cubicle with mains shower over, wash hand basin and WC. Part tiled walls and tiled floor.

OPEN PLAN KITCHEN/LIVING/DINING AREA 26'3 x 16'7

(8.00m x 5.05m)

widest points. Modern fitted kitchen with high and low level storage units and work surfaces. 1.5 Bowl stainless steel sink unit. Integrated appliances to include fridge freezer, 4 ring gas hob and oven with stainless steel extractor fan over and dishwasher. Space for washing machine. Gas fired central heating boiler (housed). Part tiled walls.

Wood laminate floor covering. Dual aspect windows. Focal point fireplace with composite surround on granite hearth.

EXTERNAL

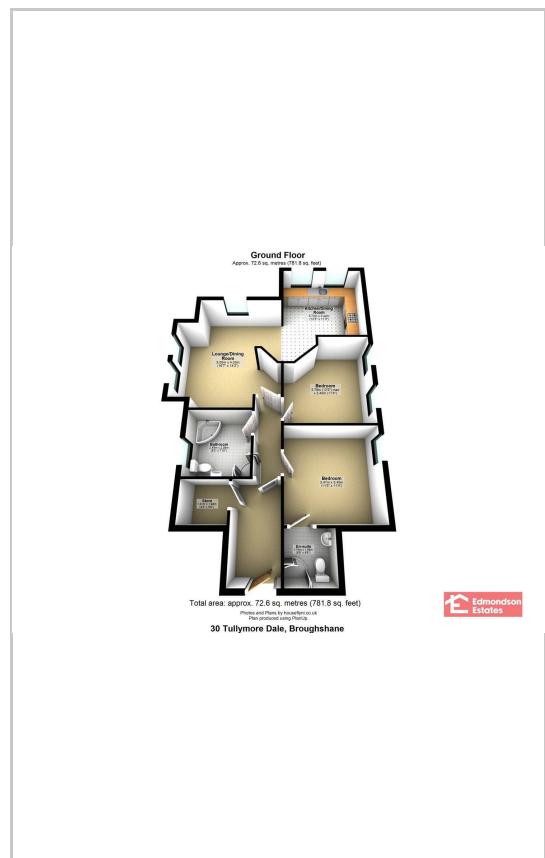
Communal parking area.

Communal gardens with patio area.

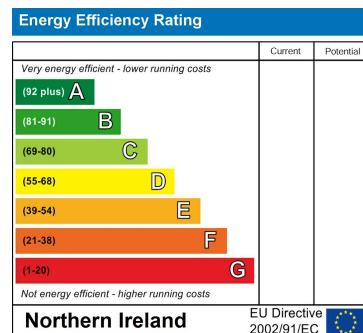
Area Map



Floor Plans



Energy Efficiency Graph



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