



## 77 Castlegate

Galgorm, Ballymena, BT42 1SD

Offers Around £375,000



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## GROUND FLOOR

### Hallway

Tiled flooring.

### Cloak Room

LFWC and WHB. Chrome towel radiator. Tiled flooring.

### Living Room

15'11 x 11'7 (4.85m x 3.53m)

Contemporary style recessed electric real flame fire.

### Kitchen / Dining / Family

31'11 x 22'0 (9.73m x 6.71m)

widest points. High & low units with solid quartz worktop. Central island with quartz worktop and breakfast bar over hang. Integrated double oven and dishwasher. 1 1/2 bowl sink with Quooker tap. American style fridge/freezer. Tiled flooring. Area for large family dining table. Family area with double doors to the rear gardens.

### Utility Room

8'0 x 7'6 (2.44m x 2.29m)

High and low level units. Stainless steel sink. Space for washing machine and tumble dryer. Side door.

## FIRST FLOOR

### Landing

Airing cupboard. Loft access - loft is floored.

### Bedroom 1 - Rear

18'7 x 14'1 (5.66m x 4.29m)

### Dressing Area

Mirrored sliderobes.

### En-suite shower Room

WC and WHB in vanity. Mirrored wall mounted cupboard. Large shower unit. Towel radiator. Tiled flooring.

### Bedroom 2 - Rear

11'7 x 11'7 (3.53m x 3.53m)

### Bedroom 3 - Front

11'10 x 11'8 (3.61m x 3.56m)

Dual aspect room.

### Bedroom 4 - Front

11'9 x 9'10 (3.58m x 3.00m)

Dual aspect room.

### Family Bathroom

LFWC and WHB in vanity. Back lit shaving mirror. Contemporary style free standing bath. Large quadrant shower. Towel radiator. Tiled flooring.

## OUTSIDE

### Garden Room

Newly installed Garden Room, with double doors. Power and lighting. Wifi cabling.

### Gardens

Gardens re-laid in lawns, side garden has raised beds and a greenhouse. Perimeter Tarmacked path. Private driveway for off street parking for 2no. cars. EV charging point.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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