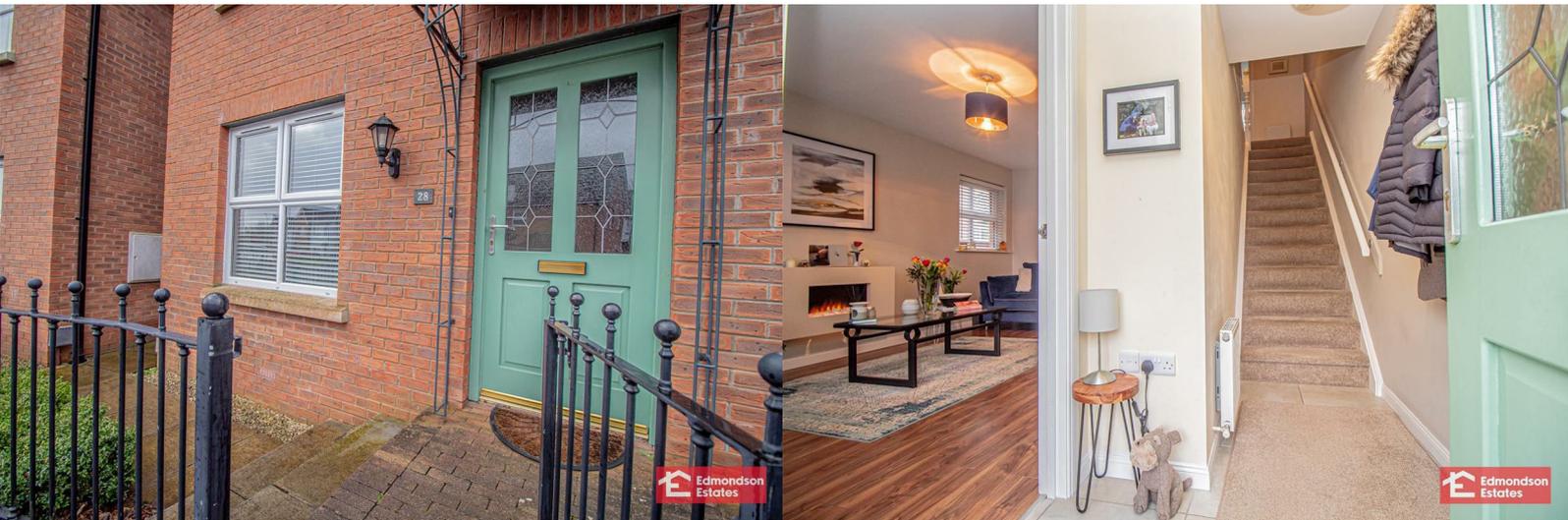




## 28 Leighinmohr Crescent

Ballymena, BT42 2FB

Offers Around £169,950



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Hardwood double glazed front door. Stairwell to first floor. Tiled floor.

#### LOUNGE

16'10 x 11'8 (5.13m x 3.56m)

Focal point wall mounted electric fire. Wood laminate floor covering.

#### KITCHEN WITH INFORMAL DINING AREA

15'1 x 11'8 (4.60m x 3.56m)

widest points. Modern fitted shaker style kitchen with high and low level storage units and work surfaces. Integrated fridge freezer, Smeg 4 ring gas hob with stainless steel extractor fan over and oven. Stainless steel sink. Space for washing machine and tumble dryer. Gas fired central heating boiler (housed). PVC double glazed French doors to garden. Part tiled walls and tiled floor.

#### FURNISHED CLOAKROOM

Modern fitted two piece suite comprising wash hand basin and WC. Tiled floor.

### FIRST FLOOR

#### LANDING

Access to roof space and store.

#### PRINCIPAL BEDROOM

15'3 x 8'9 (4.65m x 2.67m)

widest points.

#### EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, wash hand basin and WC. Fully tiled walls to shower and tiled floor.

#### BEDROOM 2

10'4 x 7'6 (3.15m x 2.29m)

#### BEDROOM 3

7'3 x 7'2 (2.21m x 2.18m)

#### FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath, wash hand basin and WC. Fully tiled walls to bath and tiled floor.

#### EXTERNAL

Ample parking to front.

Enclosed rear garden in lawn with paved patio area.

Timber shed.

PVC fascia, soffits and rainwater goods.

Outside tap and lighting.



## Road Map



## Hybrid Map

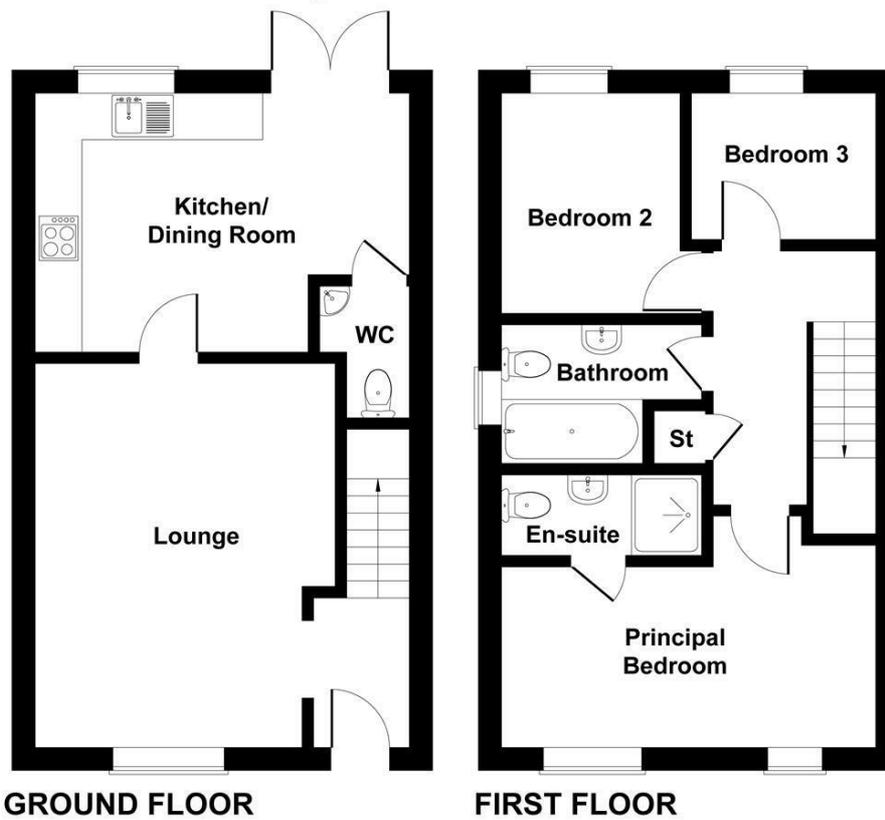


## Terrain Map



## Floor Plan

### 28 Leighinmohr Crescent



GROUND FLOOR

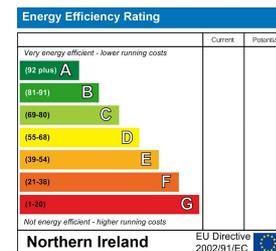
FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

## 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.