



67 Rossdale

Ballymena, BT42 2SA

Offers Around £175,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC composite front door. Stairwell to first floor. Solid wood flooring.

LOUNGE

18'0 x 12'3 (5.49m x 3.73m)

widest points. Focal point open fire with timber surround on slate tiled hearth. Solid wood flooring. Box bay window to front elevation. Open plan to kitchen.

KITCHEN WITH INFORMAL DINING AREA

13'7 x 9'10 (4.14m x 3.00m)

Modern fitted kitchen with high and low level storage units and work surfaces. Integrated dishwasher and 4 ring electric hob and oven with stainless steel extractor fan over. Stainless steel 1.5 bowl sink unit. Part tiled walls.

UTILITY ROOM

10'1 x 5'7 (3.07m x 1.70m)

Work surface. Space and plumbing for washing machine, tumble drier and American style fridge freezer. Gas fired central heating boiler (installed 2026). PVC double glazed rear door.

FURNISHED CLOAKROOM

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

FIRST FLOOR

LANDING

Access to store and roof space.

PRINCIPAL BEDROOM

10'8 x 9'1 (3.25m x 2.77m)

Fitted wardrobes.

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

12'11 x 8'1 (3.94m x 2.46m)

Fitted wardrobes.

BEDROOM 3

9'4 x 7'5 (2.84m x 2.26m)

FAMILY BATHROOM

Modern fitted four piece suite comprising panelled bath, shower cubicle with mains shower over, vanity unit and WC. Part tiled walls and tiled flooring.

EXTERNAL

Extended driveway to front in tarmac. Low maintenance rear garden in paving. Outside tap, lighting and plug socket. PVC fascia, soffits and rainwater goods.



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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