



41 Fairyhill

Ballymena, BT42 1FH

Offers Around £284,950



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor. Wood laminate floor covering. Access to under stair store.

LOUNGE

16'6 x 12'7 (5.03m x 3.84m)

Solid oak flooring. Focal point open fire with timber surround on slate tiled hearth.

OPEN PLAN KITCHEN/LIVING/DINING AREA

23'8 x 14'6 (7.21m x 4.42m)

widest points. Quality fitted oak kitchen with high and low level storage units and work surfaces. Ceramic 1.5 bowl sink unit. Integrated fridge, Bosch dishwasher, Neff eye level oven and 4 ring hob with extractor fan over. PVC double glazed rear door and PVC double glazed French doors to rear garden. Focal point multi-fuel stove on elevated hearth with tiled splashback. Part tiled walls to kitchen and tiled floor.

UTILITY ROOM

8'0 x 5'2 (2.44m x 1.57m)

High and low level storage units and work surfaces. Space and plumbing for low level appliances. Stainless steel sink. Tiled floor.

FURNISHED CLOAKROOM

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

FIRST FLOOR

LANDING

BEDROOM 1

14'9 x 12'8 (4.50m x 3.86m)

Wood laminate floor covering. Integrated wardrobes.

BEDROOM 2

11'11 x 10'5 (3.63m x 3.18m)

Solid wood flooring.

BEDROOM 3

14'9 x 8'4 (4.50m x 2.54m)

Access to roof space. Solid wood flooring.

DELUXE FAMILY BATHROOM

Modern fitted four piece suite comprising free standing bath, shower enclosure with mains shower over, vanity unit and WC. Fully tiled walls and tiled floor. Access to hot press.

EXTERNAL

Front and side gardens in lawn.

Private driveway in tarmac.

Generous rear garden in lawn and patio area with south facing aspect.

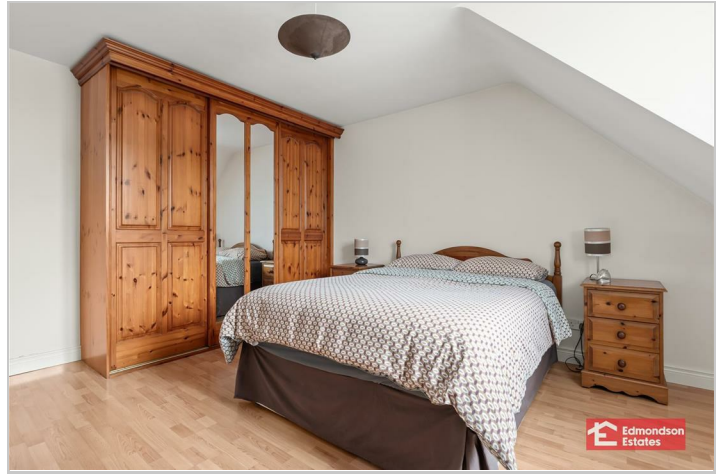
PVC fascia, soffits and rainwater goods.

Outside tap and lighting. Log store.

DETACHED GARAGE

23'0 x 11'6 (7.01m x 3.51m)

Electric roller shutter door. Separate PVC double glazed service door. Concrete floor. Oil fired central heating boiler. Power and lighting.



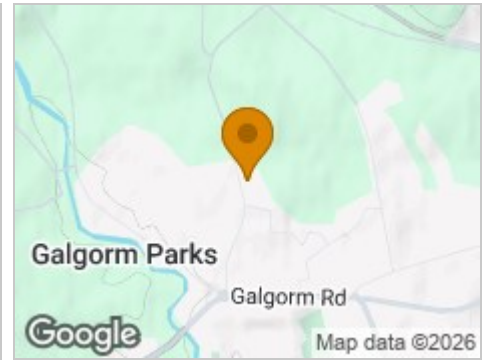
Road Map



Hybrid Map



Terrain Map



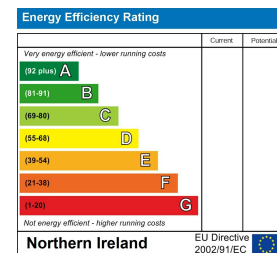
Floor Plan



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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