



## 7 Galdanagh Drive

Clough, Ballymena, BT44 9BF

Offers Around £159,950



Edmondson Estates are delighted to bring to market this deceptively spacious three bedroom semi detached house located in the village of Clough. This home is ideal for the first time buyer and or the resizing family as it has two generous reception rooms, and a large family kitchen/ dining. The property has a side driveway with detached garage. The front garden is laid in lawns and rear fully enclosed patio, with open rural views. This property would benefit from some decorative updating, and has the added benefit of no onward chain. Viewing are by appointment through Edmondson Estates.



## GROUND FLOOR

### Hallway

Tiled flooring. Understairs cupboard.

### Living Room 15'11" x 12'5" (4.87 x 3.79)

Open fire with period style fireplace. Tiled flooring. Ceiling coving.

### Kitchen / Family Dining 6'6" x 18'11" (2.00 x 5.78)

High and low level units with stainless steel sink. Tiled splash back. Space for cooker. Plumbed and space for washing machine and dishwasher. Side door. Tiled flooring. Space for large family dining table.

### Sun Room 10'7" x 9'6" (3.24 x 2.92)

Vaulted ceiling. Double doors to rear gardens. Laminate flooring.

## FIRST FLOOR

### Landing

Hotpress cupboard.

### Family Bathroom 8'0" x 6'8" (2.46 x 2.05)

WC and WHB. Bath with electric shower over. Fully tiled.

### Bedroom 1 - Rear 11'8" x 11'10" (3.58 x 3.63)

### Bedroom 2 - Front 13'1" x 9'6" (4.01 x 2.92)

### Bedroom 3 - Front 9'10" x 9'1" (3.01 x 2.78)

Built in cupboard.

## OUTSIDE

### Detached Garage 19'8" x 13'1" (6.00 x 4.00)

Power lights. Roller door and side pedestrian door.

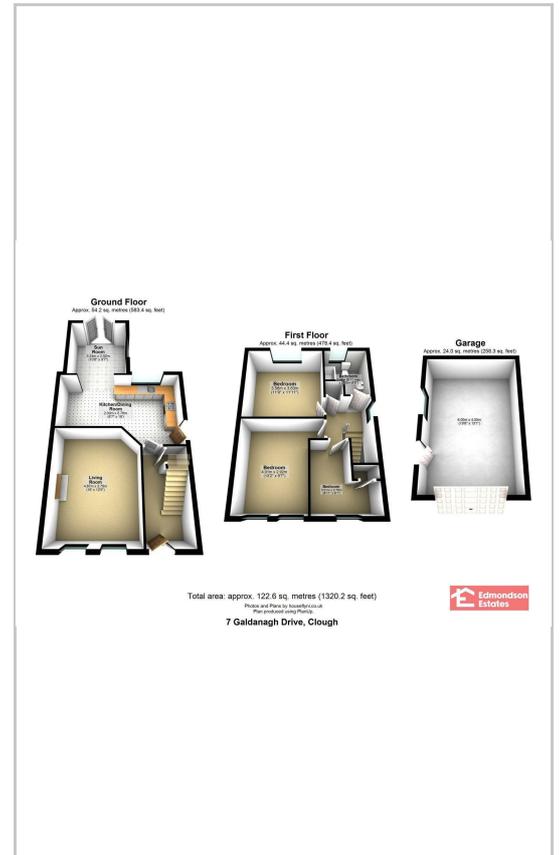
### Gardens / Driveway

Tarmacked driveway with off street parking for circa 3no. vehicles. Fully enclosed rear patio with rural views. Front gardens laid in lawns. OFCH boiler and oil tank.

## Area Map



## Floor Plans



## 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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