



16 Rosses Lane

Ballymena, BT42 2SB

Offers Around £205,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed composite front door with side screens. Stairwell to first floor. Alarm panel. Beam vacuum system.

LOUNGE

13'9 x 10'10 (4.19m x 3.30m)

Focal point fireplace with composite surround on slate tiled hearth.

KITCHEN WITH INFORMAL DINING AREA

12'0 x 11'11 (3.66m x 3.63m)

Fitted high and low level storage units and work surfaces. Stainless steel 1.5 bowl sink units. Integrated fridge freezer, 4 ring Neff oven with extractor fan over, Neff oven and dishwasher. Part tiled walls and wood laminate floor covering.

UTILITY ROOM

7'9 x 5'0 (2.36m x 1.52m)

High and low storage units and work surfaces. Stainless steel sink unit. Space for washing machine and tumble dryer. Hardwood double glazed rear door. Wood laminate floor covering.

DINING ROOM/BEDROOM 4

11'11 x 9'11 (3.63m x 3.02m)

BEDROOM 3

9'11 x 8'3 (3.02m x 2.51m)

FAMILY BATHROOM

Modern fitted four piece suite comprising panelled

bath, shower cubicle with electric shower over, wash hand basin and WC. Part tiled walls.

FIRST FLOOR

LANDING

Access to roof space and hot press.

PRINCIPAL BEDROOM

16'2 x 12'11 (4.93m x 3.94m)

widest points.

EN-SUITE

Fitted three piece suite comprising shower cubicle with electric shower over, wash hand basin and WC. Velux window.

BEDROOM 2

16'2 x 10'10 (4.93m x 3.30m)

Velux window.

EXTERNAL

Front and side garden in lawn.

Generous driveway in brick paviour.

Large rear garden in lawn with paved patio area.

Outside tap and lighting. Timber shed.

Oil fired central heating boiler (housed).



Road Map



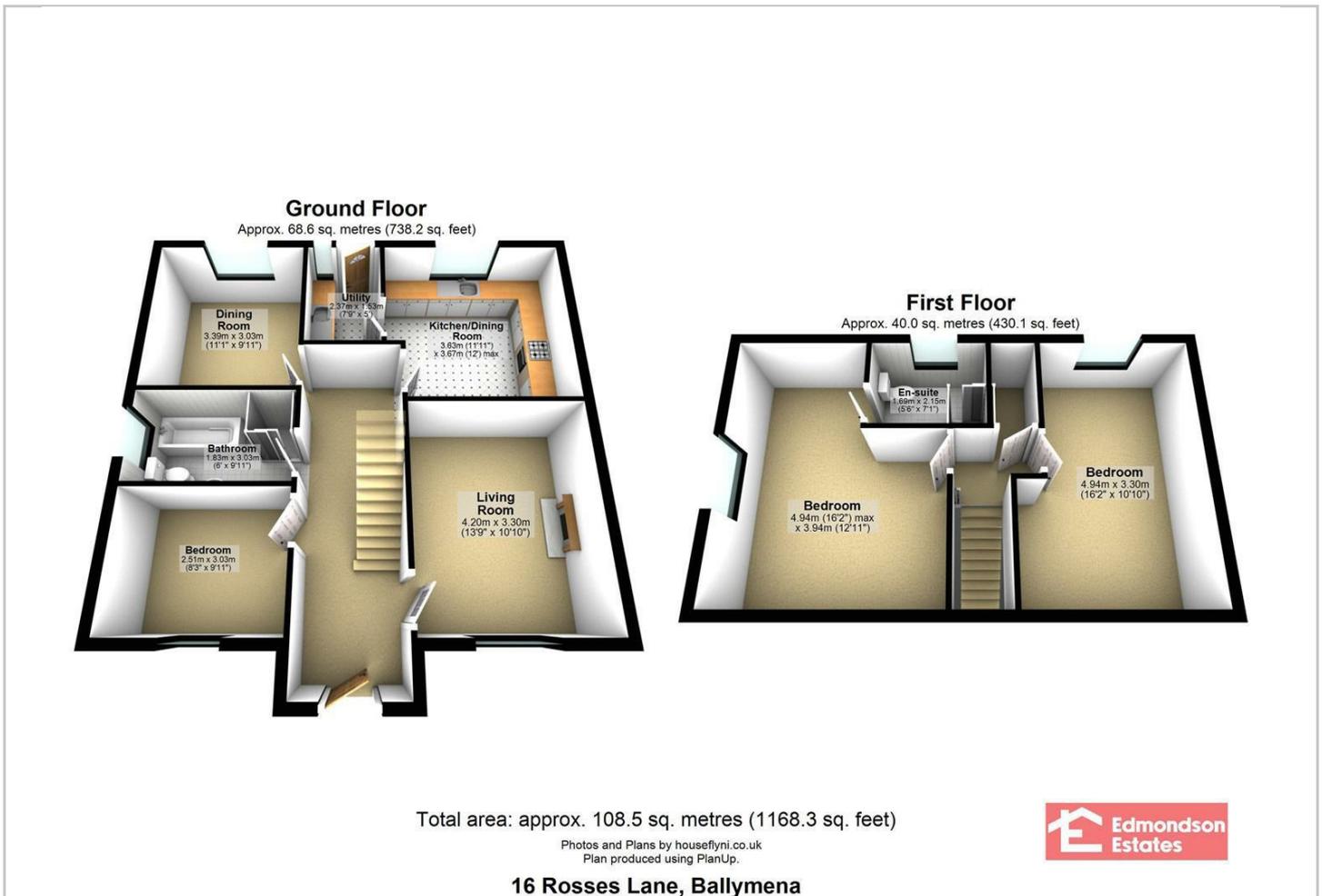
Hybrid Map



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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