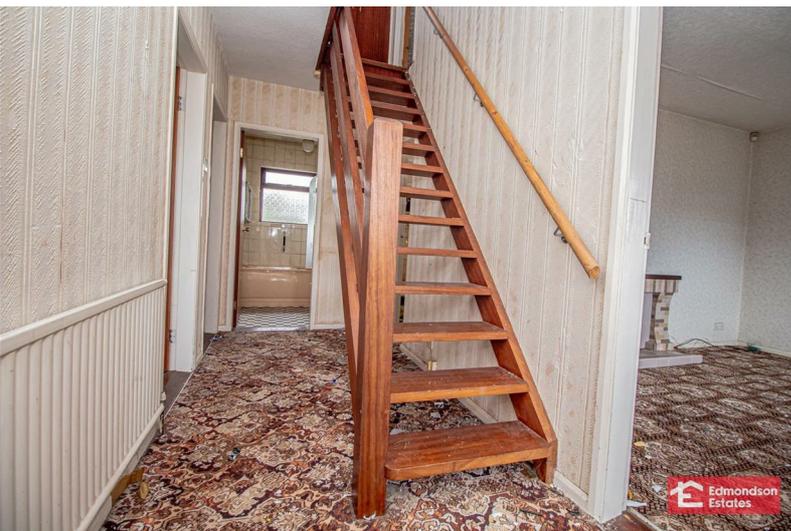




## 36 Camphill Park

Ballymena, BT42 2DJ

Offers Around £110,000



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## ACCOMMODATION

### GROUND FLOOR

#### ENTANCE HALL

Hardwood front door. Stairwell to first floor.

#### LOUNGE

12'7 x 12'5 (3.84m x 3.78m)

Focal point open fire.

#### DINING ROOM

12'3 x 10'5 (3.73m x 3.18m)

widest points.

#### KITCHEN

10'4 x 7'9 (3.15m x 2.36m)

Fitted high and low level storage units and work surfaces. Stainless steel sink. Service door to lean to, garage and rear garden. Space and plumbing for appliances.

#### BEDROOM 1

12'11 x 9'11 (3.94m x 3.02m)

#### BEDROOM 2

9'11 x 8'1 (3.02m x 2.46m)

#### FAMILY BATHROOM

Fitted three piece suite comprising panelled bath, wash hand basin and WC. Fully tiled walls.

### FIRST FLOOR

#### LANDING

Access to roof space.

#### BEDROOM 3

10'4 x 9'10 (3.15m x 3.00m)

Eaves storage.

#### EXTERNAL

Front garden in lawn.

Private driveway in tarmac.

Large rear gardens in lawn with patio area. Outside tap.

#### DETACHED GARAGE

Oil fired central heating boiler.



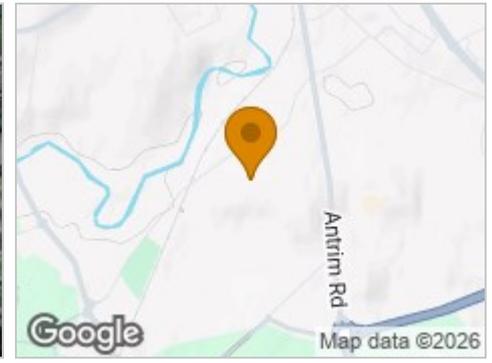
## Road Map



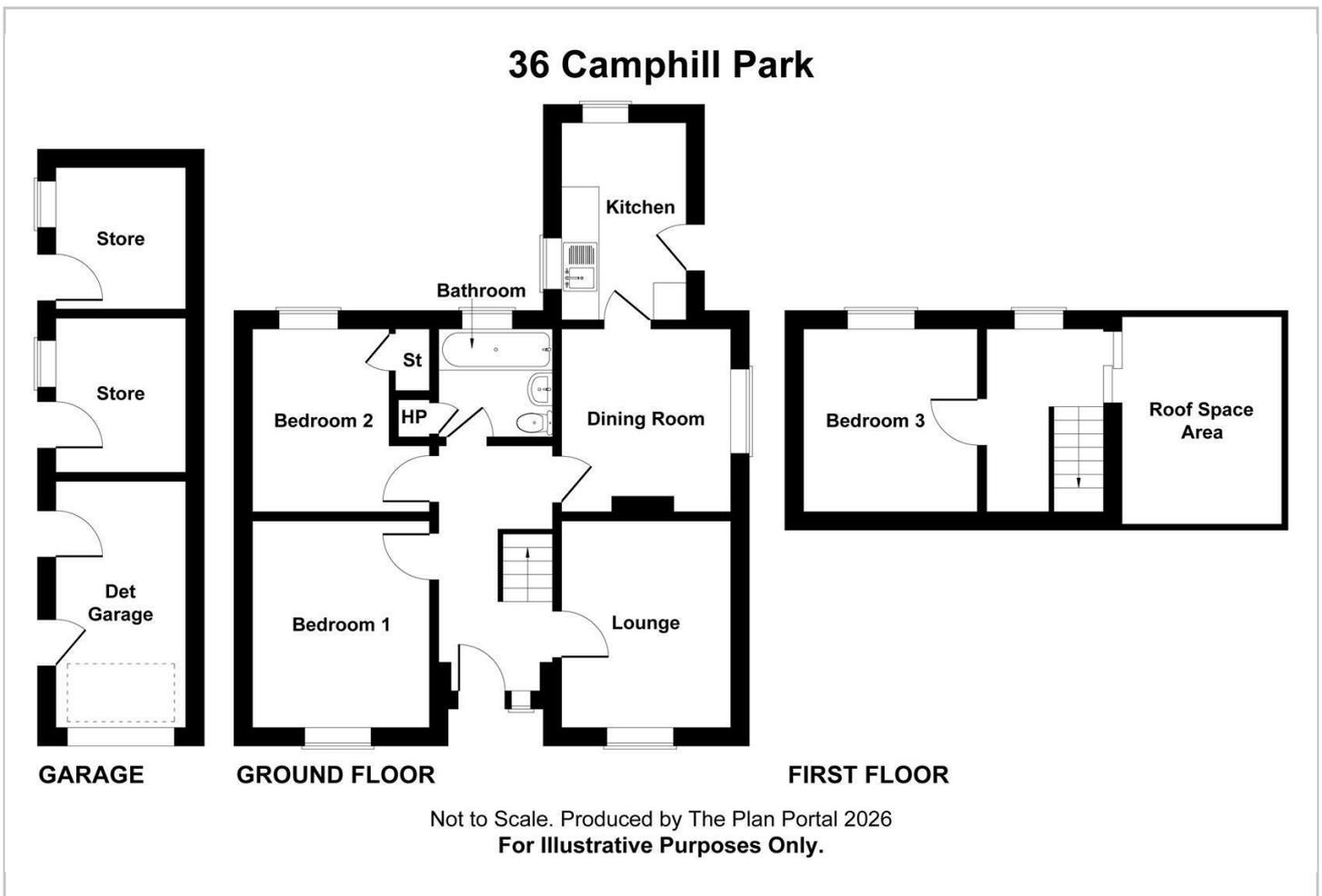
## Hybrid Map



## Terrain Map



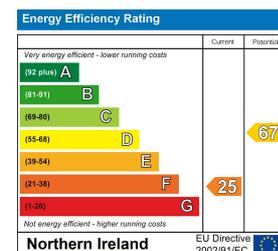
## Floor Plan



## 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



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.