



3 Prospect

Ballymena, BT42 1QX

Offers Around £395,000



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GROUND FLOOR

Entrance Hall

Ceiling rose and cornicing. Cloak cupboard.

Living Room

13'1" x 18'9" (3.99 x 5.72)

Open fire with marble fireplace. Ceiling rose and cornicing.

Drawing Room

12'0" x 20'5" (3.68 x 6.24)

Double doors leading from hallway. Sun room windows. Ceiling rose and cornicing.

Kitchen / Family Dining

12'1" x 18'11" (3.70 x 5.77)

Oak high and low level units with display cabinets. 2 1/2 bowl sink with mixer tap. Integrated dishwasher. Eye level oven and integrated microwave. Halogen corner hob within inglenook, with extractor fan. Tiled floor and splash back. Fitted family dining bench and space for large family dining table.

Utility Room

8'0" x 7'7" (2.46 x 2.33)

High and low level units. Stainless steel sink. Plumbed and space for washing machine and space for tumble dryer. Back door. Tiled flooring and walls.

Dining Room

12'4" x 11'5" (3.78 x 3.48)

Ceiling rose and cornicing.

Family Bathroom

11'7" x 7'4" (3.54 x 2.26)

WC and WHB. Bath and Shower cubicle. Fully tiled walls.

Bedroom 1 - Rear

11'7" x 12'4" (3.54 x 3.77)

Bedroom 2 - Front

14'7" x 11'8" (4.47 x 3.56)

En-suite Bathroom

14'7" x 11'8" (4.47 x 3.56)

WC and WHB. Bath. Fully tiled walls.

FIRST FLOOR

Landing

Mistral style landing, ideal for home office/study area.

Bedroom 3 - Side

12'0" x 9'5" (3.66 x 2.89)

Storage access.

Bedroom 4 - Side

9'3" x 9'8" (2.82 x 2.96)

Built in robes and eave access.

Shower Room

8'10" x 5'10" (2.7 x 1.78)

WC and WHB. Shower cubicle. Tiled walls.

OUTSIDE

Detached Double Garage

20'2" x 20'6" (6.15 x 6.25)

Up and over doors, and side pedestrian door. Power and lighting. OFCH boiler.

Gardens

Elevated site with extensive brick pavia driveway to the front for private off street parking for multiple vehicles. Front gardens laid in lawns and shrubs. Fully enclosed and level rear south facing gardens, laid lawn and shrubs with large brick pavia patio.



Road Map



Hybrid Map



Terrain Map



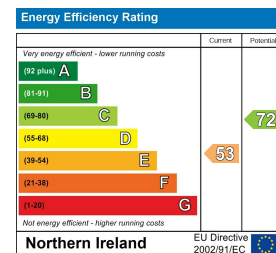
Floor Plan



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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