



# 13 Long Common

Ballymena, BT42 2NU

Offers Around £199,000



Edmondson Estates are delighted to bring to market this spacious detached bungalow in the sought after location of Long Common, set just off the Dans Road, Galgorm, Ballymena. Sitting on a generous site within close proximity to a wide array of amenities and local transport networks, this property would suit a range of buyers including the first time buyer or down sizer.

Internally the property comprises an entrance hall, spacious lounge & dining room, fitted kitchen, rear hall, three bedrooms and family bathroom.

Externally the property benefits from gardens to the front, side and rear with paved patio area, private driveway in tarmac and detached garage.

Early viewing recommended.



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed front door with side screens. Wood laminate floor covering. Internal glazed door to lounge.

#### LOUNGE & DINING AREA 21'2 x 15'0 (6.45m x 4.57m)

Dual aspect windows. Focal point open fire with timber surround on slate tiled hearth.

#### FITTED KITCHEN

Fitted kitchen with high and low level storage units and work surfaces. Integrated 4 ring hob, oven and extractor fan over. Space and plumbing for low level appliances. Stainless steel 1.5 bowl sink unit. PVC double glazed side door. Part tiled walls.

#### REAR HALL

Access to hot press and roof space.

#### BEDROOM 1 14'3 x 9'5 (4.34m x 2.87m)

Wood laminate floor covering. Access to build in wardrobe.

#### BEDROOM 2 12'2 x 9'3 (3.71m x 2.82m)

#### BEDROOM 3 10'11 x 9'10 (3.33m x 3.00m)

Exposed timber flooring.

#### FAMILY BATHROOM

Fitted four piece suite comprising panelled bath, shower cubicle with electric shower over, wash hand basin and WC. Fully tiled walls and tiled floor.

#### EXTERNAL

Front and side garden in lawn with array of trees and shrubs.

Private driveway in tarmac.

Rear garden in lawn with patio area and array of mature trees and shrubs.

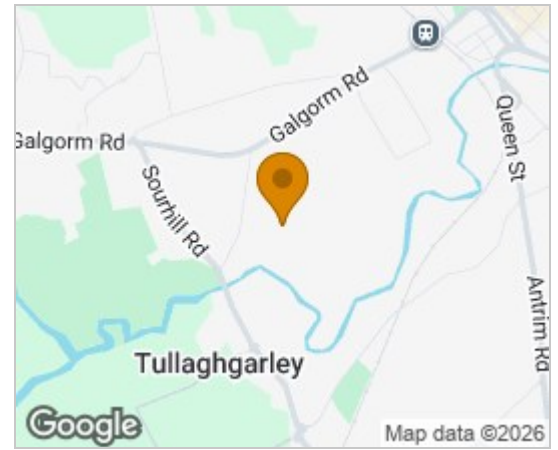
PVC fascia, soffits and rainwater goods.

Outside tap and lighting.

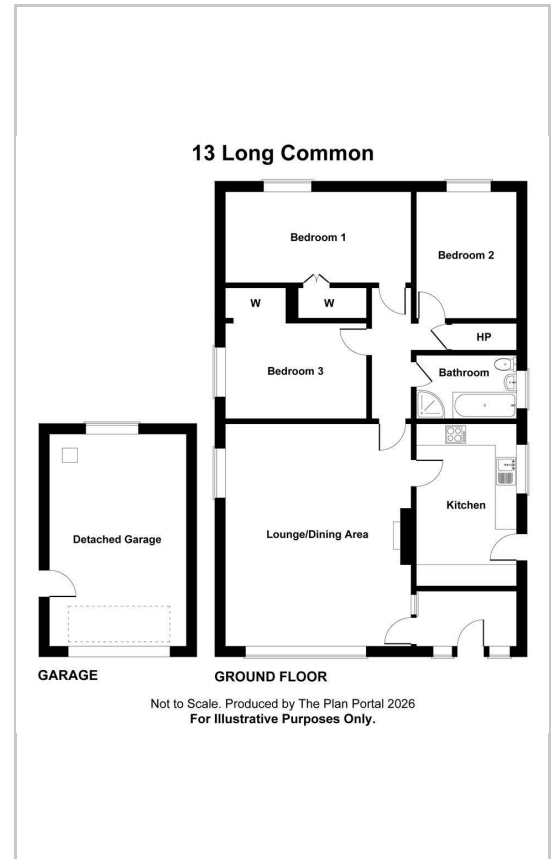
#### DETACHED GARAGE 18'11 x 10'5 (5.77m x 3.18m)

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

## 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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