



22 Galgorm Lodge

Ballymena, BT42 1GL

Offers Over £345,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC composite front door with matching side screens and fan light over. Tiled floor. Stairwell to first floor.

LOUNGE

22'4" x 13'1" (6.83 x 4.01)

Hardwood glazed double doors. Solid wood flooring. Focal point open fire with composite surround and granite hearth. Bow bay window to front elevation.

OPEN PLAN KITCHEN/LIVING/DINING AREA

26'7" x 11'11" (8.12 x 3.64)

widest points. Modern fitted kitchen with high and low level storage units and work surfaces. Breakfast bar area. Stainless steel 1.5 bowl sink unit. Integrated appliances to include fridge freezer, dishwasher, 5 ring electric hob and over with black stainless steel extractor fan over. PVC double glazed French doors to garden. Tiled floor.

UTILITY ROOM

9'8" x 5'2" (2.95 x 1.59)

High and low level storage units. Space and plumbing for appliances. Stainless steel sink unit. Tiled floor.

INTEGRAL GARAGE

17'5" x 10'7" (5.31 x 3.25)

Up and over door. PVC double glazed service door. Concrete flooring. power and lighting.

FURNISHED CLOAKROOM

Modern fitted two piece suite comprising vanity unit and WC. Tiled floor.

FIRST FLOOR

LANDING

Access to hot press. Access to partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM

13'10" x 11'3" (4.23 x 3.45)

Dual aspect windows.

DRESSING ROOM

6'8" x 6'5" (2.04 x 1.98)

Integrated storage and robes.

DELUXE EN-SUITE

Deluxe modern fitted three piece suite comprising shower enclosure with mains shower and drench head over, vanity unit and WC. Chrome towel radiator. Fully panelled walls. Velux window.

BEDROOM 2

13'4" x 11'8" (4.08 x 3.57)

BEDROOM 3

11'8" x 11'8" (3.57 x 3.57)

Twin Velux windows.

BEDROOM 4

9'9" x 8'2" (2.99 x 2.49)

Velux window.

FAMILY BATHROOM

Modern fitted four piece suite comprising free standing bath, shower cubicle with mains shower and drench head over, vanity unit and WC. Chrome towel radiator. Fully tiled walls and tiled floor.

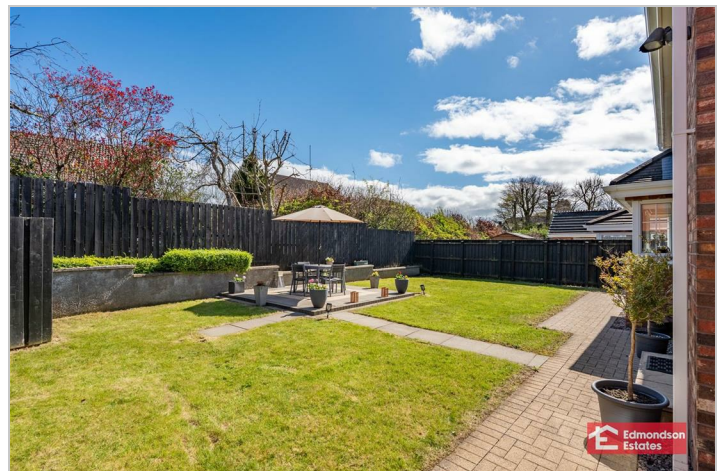
EXTERNAL

Front garden in lawn.

Secluded rear garden in lawn with paved patio area.

Private driveway in brick paviour.

Boiler house with oil fired central heating boiler (pressurised system).
PVC fascia, soffits and rainwater goods.
Outside tap and lighting.



Road Map



Hybrid Map



Terrain Map



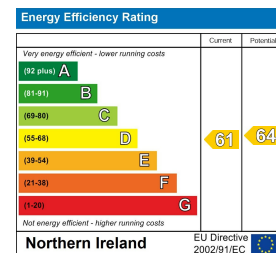
Floor Plan



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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