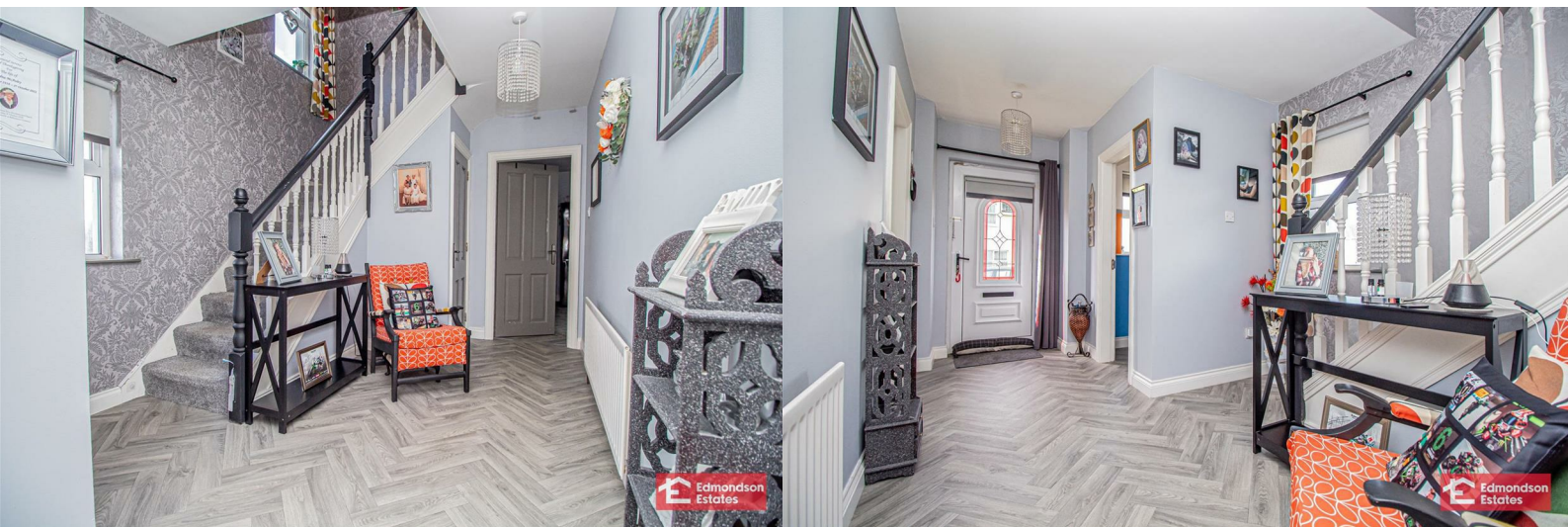




19 Fairyhill

Galgorm, Ballymena, BT42 1FH

Offers Around £175,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor. Access to under stair store.

LOUNGE

13'0 x 10'9 (3.96m x 3.28m)

Focal point electric fire in Inglenook style recess (provisions in place for stove connection).

FURNISHED CLOAKROOM

Modern fitted two piece suite comprising wash hand basin and WC.

KITCHEN WITH INFORMAL DINING AREA

10'9 x 10'8 (3.28m x 3.25m)

Fitted kitchen with high and low level storage units and work surfaces. Inlaid Belfast sink with granite drainer areas. Integrated appliances to include 4 ring gas hob with extractor fan over, eye level grill and oven. Space for fridge freezer. Tiled floor.

UTILITY ROOM

10'9 x 5'7 (3.28m x 1.70m)

High and low level storage units and work surfaces. Stainless steel sink unit. Space and plumbing for appliances. PVC double glazed rear door. Tiled floor.

FIRST FLOOR

LANDING

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

PRINCIPAL BEDROOM

13'0 x 10'9 (3.96m x 3.28m)

Wood laminate floor covering.

EN-SUITE

Fitted three piece suite comprising shower cubicle with electric shower over, wash hand basin and WC. Tiled walls to shower.

BEDROOM 2

13'0 x 10'8 (3.96m x 3.25m)

BEDROOM 3

10'9 x 10'5 (3.28m x 3.18m)

FAMILY BATHROOM

Modern fitted four piece suite comprising corner panelled bath, shower cubicle with electric shower over, wash hand basin and WC. Half tiled walls and tiled floor.

EXTERNAL

Front garden in lawn.
Private driveway in tarmac.
Low maintenance rear yard in paving.
PVC fascia, soffits and rainwater goods.
Outside tap and lighting.

DETACHED GARAGE

18'2 x 10'2 (5.54m x 3.10m)

Roller shutter door. PVC double glazed service door. Oil fired central heating boiler (housed). (Currently partitioned and utilised as a games/TV room).



Road Map



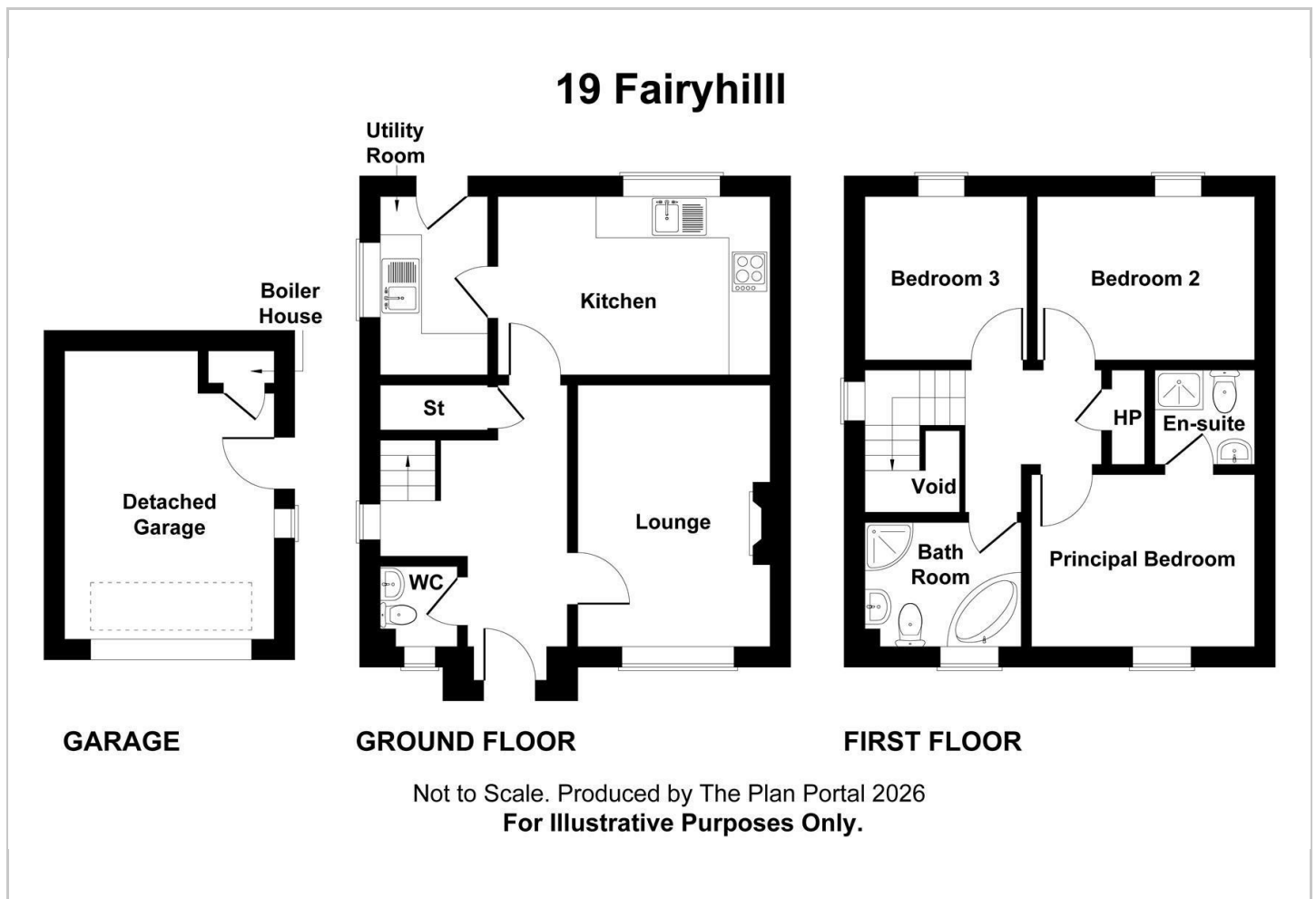
Hybrid Map



Terrain Map



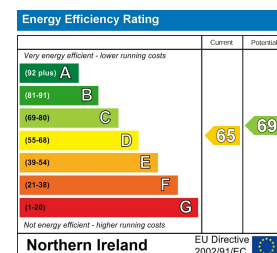
Floor Plan



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.