



2 Sourhill

Ballymena, BT42 2LG

Offers Around £289,950



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed front door with side screens. Access to hot press, store and roof space.

LOUNGE

Box bay window to front elevation. Focal point fireplace with timber surround and marble tiled hearth.

OPEN PLAN DINING AND LIVING AREA

19'9 x 14'4 (6.02m x 4.37m)

widest points. Wood laminate floor covering. Focal point wall mounted recessed electric fire. PVC double glazed rear door to driveway. Vaulted ceiling to sun room area.

KITCHEN WITH INFORMAL DINING AREA

12'5 x 10'6 (3.78m x 3.20m)

Fitted high and low level storage units and work surfaces. Stainless steel 1.5 bowl sink unit. Integrated appliances to include an eye level grill and oven, 4 ring gas hob with extractor fan over. Space for low level fridge. Part tiled walls.

UTILITY ROOM

10'8 x 5'8 (3.25m x 1.73m)

Fitted high and low level storage units and work surface. Stainless steel sink unit. Space and plumbing for appliances. Hardwood double glazed rear door to yard.

PRINCIPAL BEDROOM

10'9 x 10'7 (3.28m x 3.23m)

Integrated wardrobe.

EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, wash hand basin and WC. Fully panelled walls to shower. Chrome towel radiator.

BEDROOM 2

14'6 x 9'1 (4.42m x 2.77m)

BEDROOM 3

12'9 x 8'8 (3.89m x 2.64m)

FAMILY BATHROOM

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

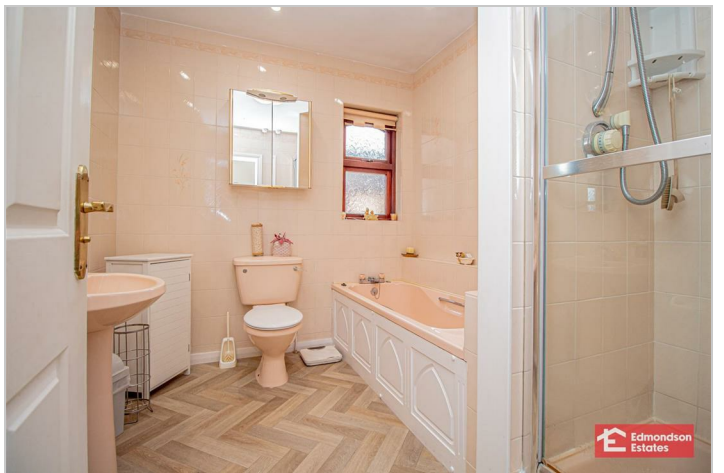
EXTERNAL

Large corner site with gardens to the front and side in lawn, with wide array of plants, trees and shrubs. Twin private driveways in brick paviour, one to the front and rear with access to detached garage. Enclosed rear yard in paving. Timber shed. PVC fascia, soffits and rainwater goods. Outside tap with hot and cold water.

DETACHED GARAGE

19'10 x 10'5 (6.05m x 3.18m)

Electric roller shutter door. Separate service door. Oil fired central heating boiler. Concrete floor. Power and lighting.



Road Map



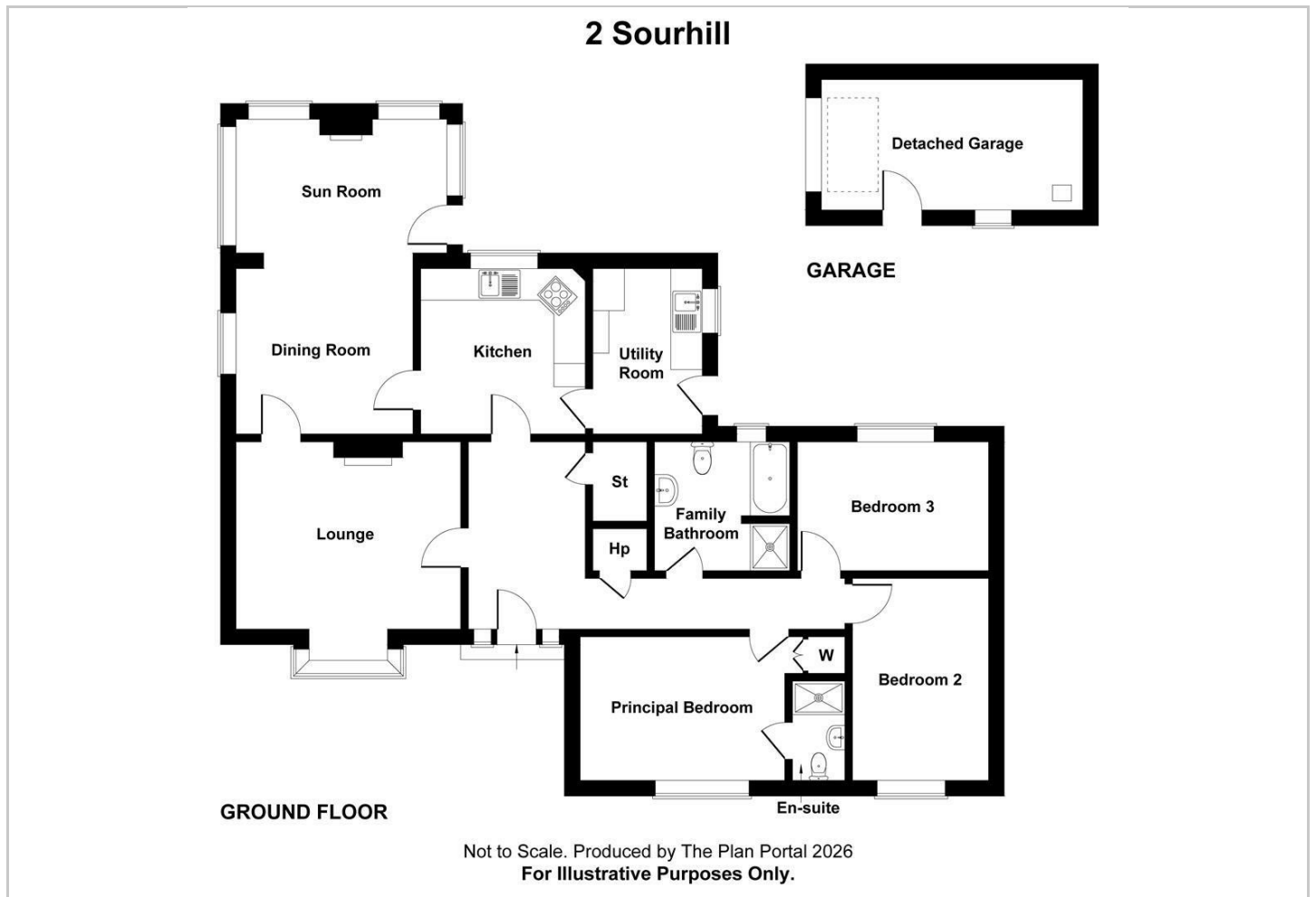
Hybrid Map



Terrain Map



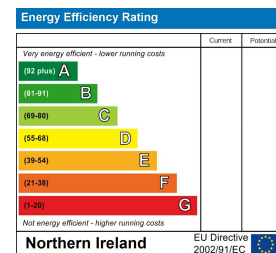
Floor Plan



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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