



10 Knockanully Road

Martinstown, Ballymena, BT43 7LZ

Offers Around £349,000



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GROUND FLOOR

Hallway

Porcelain tiled flooring. Hotpress and store cupboard.

Kitchen / Family Dining

20'11" x 14'2" (6.39 x 4.33)

Black high gloss high and low level units with pantry cupboard. Stainless steel sink. Space for Range cooker. Extractor hood. Integrated dishwasher. Space for Fridge/Freezer. Double patio doors. Tiled flooring and splash backs.

Utility Room

5'11" x 12'5" (1.81 x 3.79)

High and low level units with display cabinet. Plumbed for washing machine and space for tumble dryer. Tiled flooring. Back door.

Cloak Room

5'11" x 5'5" (1.81 x 1.67)

LFWC and WHB. Tiled flooring.

Formal Dining Room or Bedroom 1

15'3" x 11'7" (4.66 x 3.55)

French doors from hallway. Double patio doors to rear gardens.

Lounge

15'3" x 13'7" (4.66 x 4.15)

French doors from hallway. Granite fireplace with gas fire insert.

Sun Room

12'9" x 13'7" (3.89 x 4.15)

Double doors to rear gardens.

Bedroom 2

6'6" x 10'7" (2.00 x 3.23)

Bedroom 3

6'6" x 10'1" (2.00 x 3.08)

Bedroom 4

12'1" x 13'7" (3.70 x 4.16)

Laminate flooring.

Conservatory

11'10" x 10'11" (3.63 x 3.33)

uPVC double glazed. Tiled flooring. Doors to front.

En-suite

6'7" x 7'1" (2.03 x 2.16)

Wet room with LFWC and WHB and shower.

Family Bathroom

8'6" x 12'10" (2.60 x 3.92)

Large bath. LFWC and WHB. Quadrant shower. Tiled flooring.

Integral Garage

14'8" x 14'2" (4.49 x 4.33)

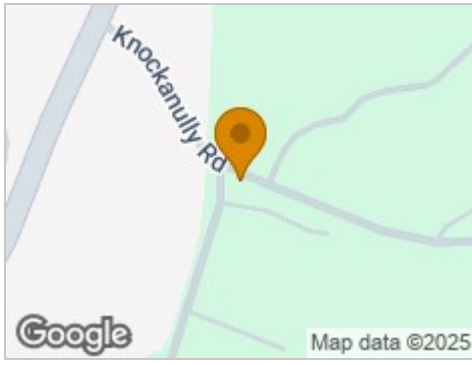
Electric roller door. Power and lights. OFCH boiler.

OUTSIDE

Gated driveway with asphalted parking areas. Large rear gardens laid in lawns.



Road Map



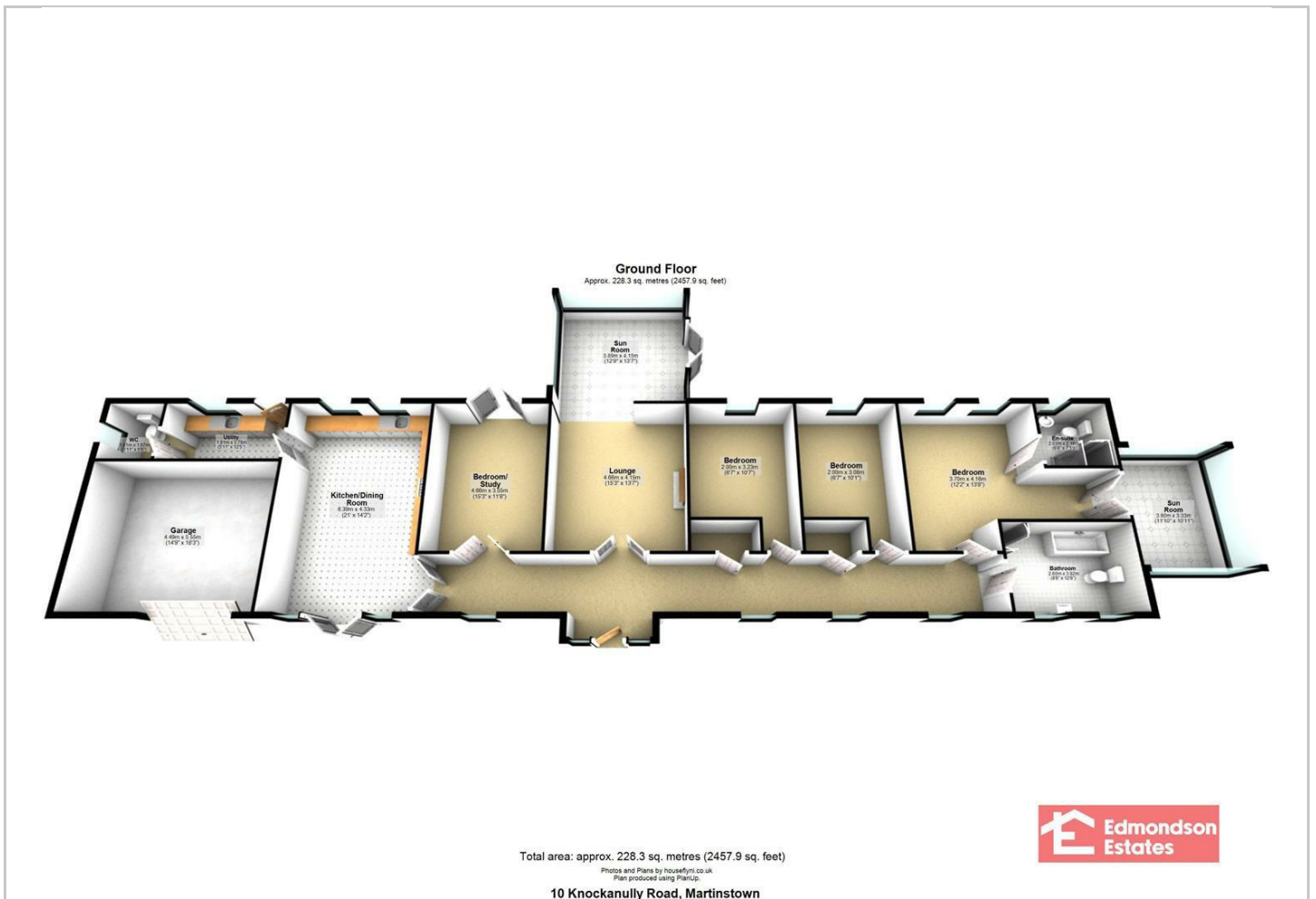
Hybrid Map



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

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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