



## 17 Galgorm Lodge

Galgorm, Ballymena, BT42 1GL

Offers Around £345,000



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## GROUND FLOOR

### Entrance Hall

Ceiling corning. Tiled flooring.

### Living Room

16'8" x 14'2" (5.09 x 4.34)

Fireplace with gas fire. Ceiling coving. Solid oak flooring.

### Kitchen / Family Dining

14'0" x 10'9" (4.28 x 3.28)

Oak high and low units with display cabinet and plate rack. Solid granite worktops. 1 1/2 bowl stainless steel sink. Space for range cooker within inglenook. Integrated fridge and dishwasher. Space for family dining table. Tiled flooring.

### Dining Room

10'6" x 12'0" (3.22 x 3.67)

French doors from hallway.

### TV Room

11'7" x 13'0" (3.54 x 3.97)

### Sun Room

12'2" x 9'9" (3.71 x 2.98)

Tiled Flooring. Door to back garden.

### Utility Room

7'5" x 6'5" (2.27 x 1.96)

Tiled flooring & Splashback. High and Low Level oak effect units. Stainless steel sink. Space and plumbed for Washing Machine & Space for Tumble Dryer.

### Cloakroom

3'10" x 6'5" (1.17 x 1.96)

LFWC & WHB. Tiled Flooring.

## FIRST FLOOR

### Landing

Double hot press cupboard.

### Bedroom 1 - Rear

11'11" x 8'4" (3.64 x 2.56)

### Bedroom 2 - Rear

3.6 x 3.39

Fitted Robes.

### En-suite

5'8" x 5'8" (1.74 x 1.75)

Refitted En-Suite. LFWC & WHB. Double sized Shower Tray. Tiled Flooring and 1/2 height Tiled Walls.

### Family Bathroom

7'5" x 5'8" (2.28 x 1.75)

Pea Shaped Bath with Shower above. LFWC and WHB. Tiled Flooring and 1/2 height Tiled Walls.

### Bedroom 3 - Front

8'9" x 9'8" (2.67 x 2.95)

### Bedroom 4 - Front

13'1" x 9'9" (4.01 x 2.98)

Built in Cupboards.

## OUTSIDE

### Integral Double Garages

Power and lighting, Beam Vac system. Up and over doors.

### Gardens

Gardens to front laid in lawns. Brick pavia driveway and parking.

### Rear Gardens

Fully enclosed private rear gardens laid in lawns with shrubs. Two decorative flagged patios to take full advantage of the sunnier days. Boiler house with GFCH boiler.

Tel: 02825655733



## Road Map



## Hybrid Map



## Terrain Map



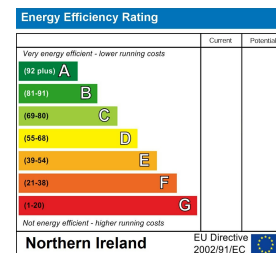
## Floor Plan



## 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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