



## 22 Church Meadows

Kells, Ballymena, BT42 3FL

Offers Over £164,950





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## ACCOMMODATION

### ENTRANCE HALL

PVC composite front door with side screens. Stairwell to first floor. Tiled floor

### LOUNGE

16'1 x 11'5 (4.90m x 3.48m)

### KITCHEN WITH INFORMAL DINING AREA

11'5 x 10'9 (3.48m x 3.28m)

Modern fitted shaker style kitchen with high and low level storage units and contrasting work surfaces. Integrated appliances to include fridge freezer, dishwasher and 4 ring electric hob and oven with stainless steel extractor fan over. PVC double glazed sliding patio door to rear. Part tiled walls and tiled floor.

### UTILITY ROOM

6'10 x 6'10 (2.08m x 2.08m)

Matching high and low level units. Space for washing machine and tumble dryer. Gas fired central heating boiler (housed). Tiled floor. PVC double glazed back door.

### FURNISHED CLOAKROOM

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

### FIRST FLOOR

### LANDING

Access to roof space and hot press.

### PRINCIPAL BEDROOM

11'5 x 10'11 (3.48m x 3.33m)

### EN-SUITE

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

### BEDROOM 2

12'2 x 9'6 (3.71m x 2.90m)

### BEDROOM 3

10'0 x 8'10 (3.05m x 2.69m)

### FAMILY BATHROOM

Modern fitted three piece suite comprising 'P' shaped panelled bath, semi-pedestal wash hand basin and WC. Fully panelled walls to bath and tiled floor. Chrome towel radiator.

### EXTERNAL

Off street parking to the front.

Secluded rear garden in lawn with patio area (note - grass has now been seeded and grown through).





## Road Map



## Hybrid Map



## Terrain Map



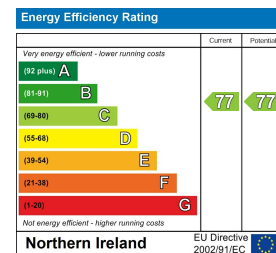
## Floor Plan



## 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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