



11 Caherty Hill

Broughshane, Ballymena, BT42 4BD

Offers Around £185,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

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

FURNISHED CLOAKROOM

Modern fitted two piece suite comprising vanity unit and WC. Tiled floor.

LOUNGE

19'0 x 11'7 (5.79m x 3.53m)

Dual aspect windows. Focal point wood burning stove in Inglenook style recess on slate hearth.

KITCHEN WITH INFORMAL DINING AREA

12'5 x 10'3 (3.78m x 3.12m)

Modern fitted kitchen with high and low level storage units and work surfaces. Matching upstands. Composite 1.5 bowl sink unit. Integrated appliances to include fridge freezer, dishwasher, 4 ring gas hob with stainless steel extractor fan over and oven. PVC double glazed French doors to rear garden. Tiled floor.

UTILITY ROOM

9'1 x 6'1 (2.77m x 1.85m)

Matching high and low level storage units and contrasting work surfaces. Stainless steel sink unit. Gas fired central heating boiler (housed). PVC double glazed composite front door. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space and shelved store.

PRINCIPAL BEDROOM

15'5 x 10'4 (4.70m x 3.15m)

widest points.

EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower and drench shower head over, vanity unit and WC. Chrome towel radiator. Fully tiled walls to shower and tiled floor.

BEDROOM 2

11'6 x 9'8 (3.51m x 2.95m)

Views over communal green.

BEDROOM 3

11'7 x 8'10 (3.53m x 2.69m)

Views over communal green.

DELUXE FAMILY BATHROOM

Deluxe modern fitted four piece suite comprising free standing bath, shower cubicle with mains shower and drench shower head over, vanity unit and WC. Chrome towel radiator. Part tiled walls and tiled floor.

EXTERNAL

Front and side garden in lawn.

Private driveway.

Rear garden in lawn with patio area and array of plants, trees and shrubs.

Outside tap and lighting.



Road Map



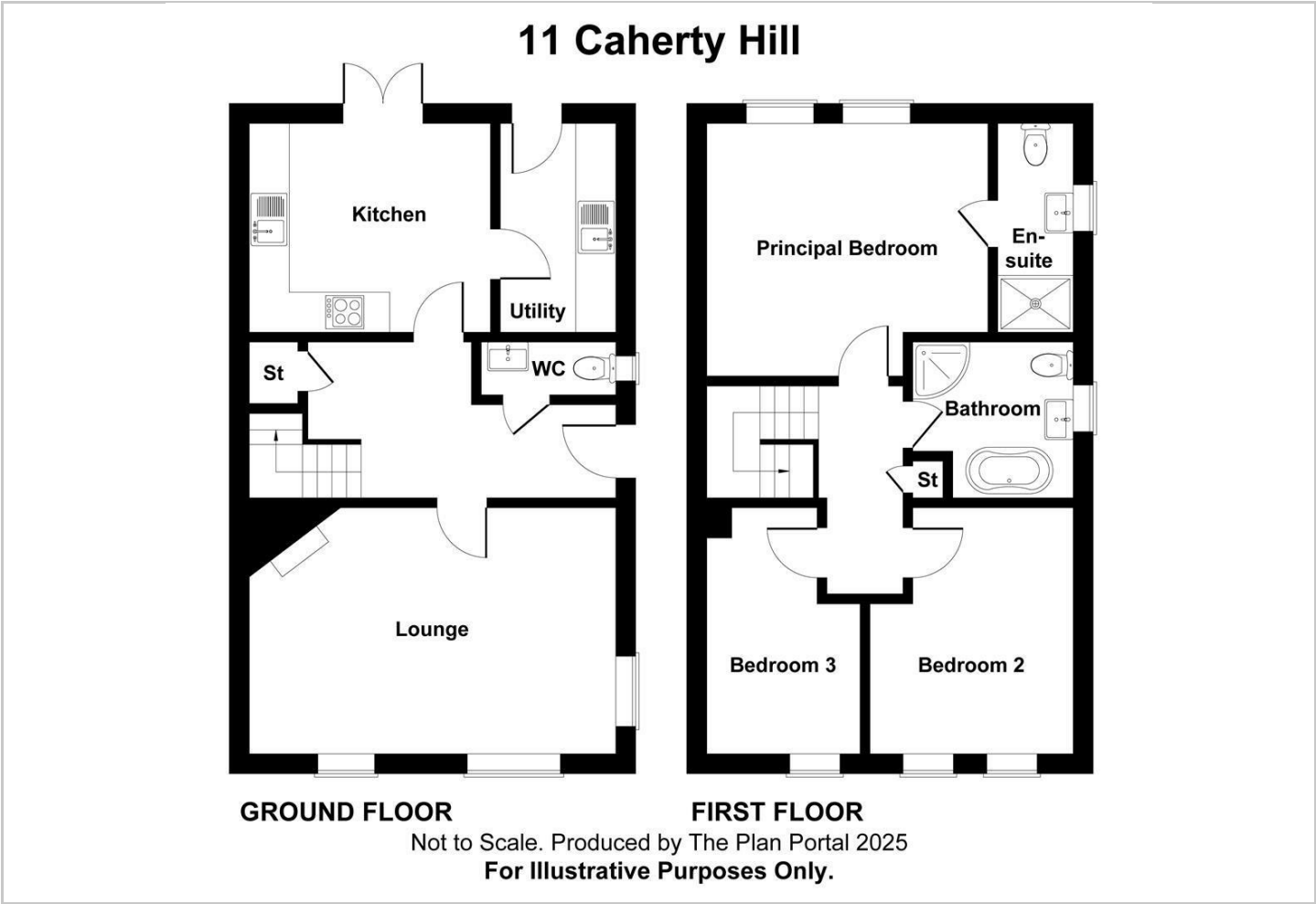
Hybrid Map



Terrain Map



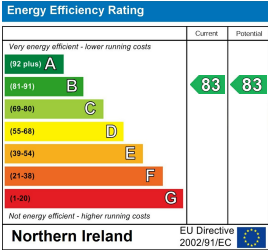
Floor Plan



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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