



The Parks Old Park Road

Galgorm, Ballymena, BT42 1BF

Asking Price £625,000



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GROUND FLOOR

Hallway

Lounge

14'5" x 15'8" (4.4 x 4.8)

Bedroom 1 - Front

14'5" x 13'1" (4.4 x 4.0)

En-suite

3'9" x 11'1" (1.15 x 3.4)

Kitchen Area

29'1" x 14'5" (8.88 x 4.4)

Snug Area

18'0" x 17'2" (5.5 x 5.25)

Boot Room

10'7" x 13'1" (3.25 x 4.00)

Cloak Room

6'6" x 3'11" (2 x 1.2)

FIRST FLOOR

Gallery landing.

Bedroom 4 - Front

14'5" x 10'9" (4.4 x 3.3)

Dressing Room

7'4" x 14'5" (2.25 x 4.4)

En-suite

8'2" x 7'10" (2.5 x 2.4)

Bedroom 3 - Front

14'5" x 11'1" (4.4 x 3.4)

En-suite

3'3" x 11'5" (1.0 x 3.5)

Bedroom 2 - Rear

13'3" x 12'8" (4.05 x 3.87)

En-suite

5'10" x 7'10" (1.8 x 2.4)

Laundry Room

7'10" x 7'10" (2.4 x 2.4)

SECOND FLOOR

Landing

Playroom

13'9" x 14'5" (4.2 x 4.4)

Study / Home Office

13'9" x 14'5" (4.2 x 4.4)

OUTSIDE

Detached Double Garage

22'7" x 19'8" (6.9 x 6.00)

Specification Precise

Specification

Interior:

White ceilings

Ammonite grey coloured walls

4 panel white internal doors

Bevelled 10-inch skirting and hockey stick architrave

Wired for security alarm

Pressurised oil-fired central heating system

Underfloor heating to ground floor

Tel: 02825655733

USB point to all bedrooms & kitchen
Toggle style light switches
Kitchens fitted by TBC
Integrated appliances - Hob, oven, extractor, fridge freezer and dishwasher
Contemporary style wall mounted fireplace
High level TV point above
Bathroom and sanitary ware:
- bath with mixer shower over
- half pedestal wall mounted wash hand basin
- low flush W/C
- "Multi-Panel" wall cladding to shower in en-suite
Carpets to living room, stairs, landing and all bedrooms
Grey floor tiling to kitchen / dining, and ground floor W/C
Herring bone "smoked oak" engineered flooring in entrance hall.

Exterior:

- Covered Outdoor Dining Area
- Double glazed sash windows on front elevation
- Flat profile concrete roof tiles
- Seamless aluminium guttering
- PVC downspouts
- Smooth white render
- Anthracite coloured composite front door
- Anthracite coloured PVC double glazed windows
- Outside tap & light to rear
- Decorative gravel driveway with bollard lighting.
- Gardens top soiled and sowed out to front & rear

END

NB: Please note the list is not exhaustive and maybe subject to change by Developer.

Road Map



Hybrid Map



Terrain Map



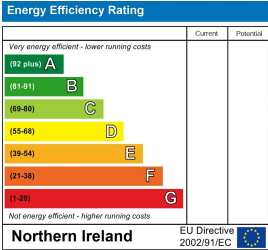
Floor Plan



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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