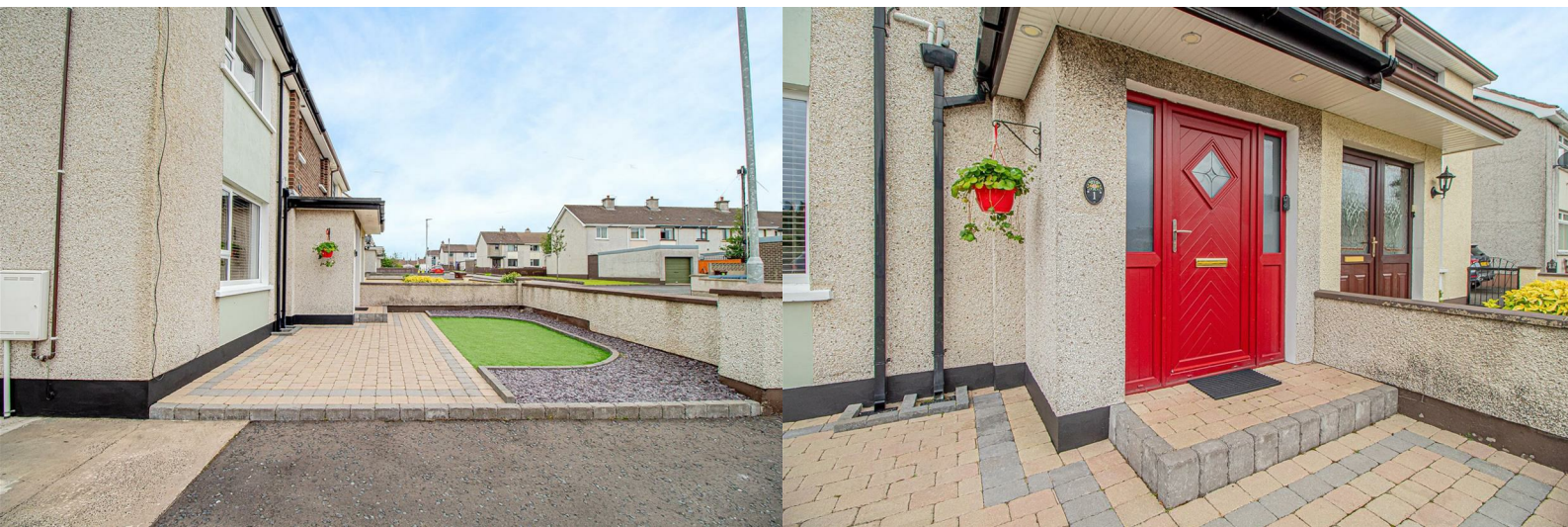




1 Stuart Park

Ballymoney, BT53 7BE

Offers Over £154,950



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed composite front door with matching side screens. Stairwell to first floor. Access to store. Tiled floor.

LOUNGE

14'10 x 10'4 (4.52m x 3.15m)

Focal point multi-fuel stove in Inglenook style recess on granite tiled hearth. Open to kitchen and dining area. Tiled floor.

KITCHEN WITH INFORMAL DINING AREA

21'2 x 8'3 (6.45m x 2.51m)

Modern fitted shaker style kitchen with high and low level storage units and contrasting work surfaces. Matching upstands. Integrated appliances to include 5 ring gas hob with stainless steel extractor canopy over, dishwasher, eye level microwave and oven. Space for American style fridge freezer. Composite 1.5 bowl sink unit. Wine rack. Breakfast bar area. PVC double glazed rear door. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space and store with Worchester gas fired central heating boiler.

BEDROOM 1

11'9 x 9'11 (3.58m x 3.02m)

Wall to wall fitted wardrobes in mirrored sliding doors.

BEDROOM 2

10'11 x 10'8 (3.33m x 3.25m)

widest points. Wood laminate floor covering.

BEDROOM 3

9'11 x 7'2 (3.02m x 2.18m)

Wood laminate floor covering.

FAMILY BATHROOM

Modern fitted three piece suite comprising 'P' shaped panelled bath with mains shower over, vanity unit and WC. Fully panelled walls.

EXTERNAL

Low maintenance front garden in artificial grass and decorative stone beds.

Private driveway.

Low maintenance, secluded rear yard area in brick pavior with access to outside store.

PVC fascia, soffits and rainwater goods.

Outside tap and lighting.

LARGE DETACHED GARAGE

18'5 x 16'3 (5.61m x 4.95m)

Electric roller shutter door. Separate PVC double glazed service door. Space and plumbing for washing machine and tumble dryer. Concrete floor.

Access to roof space. Power and light.



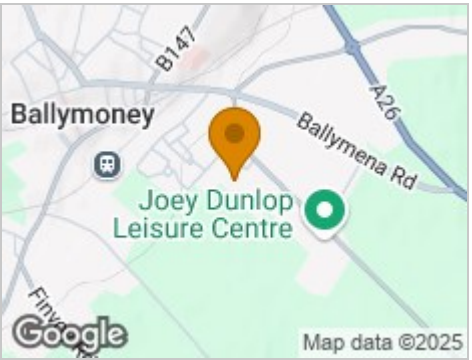
Road Map



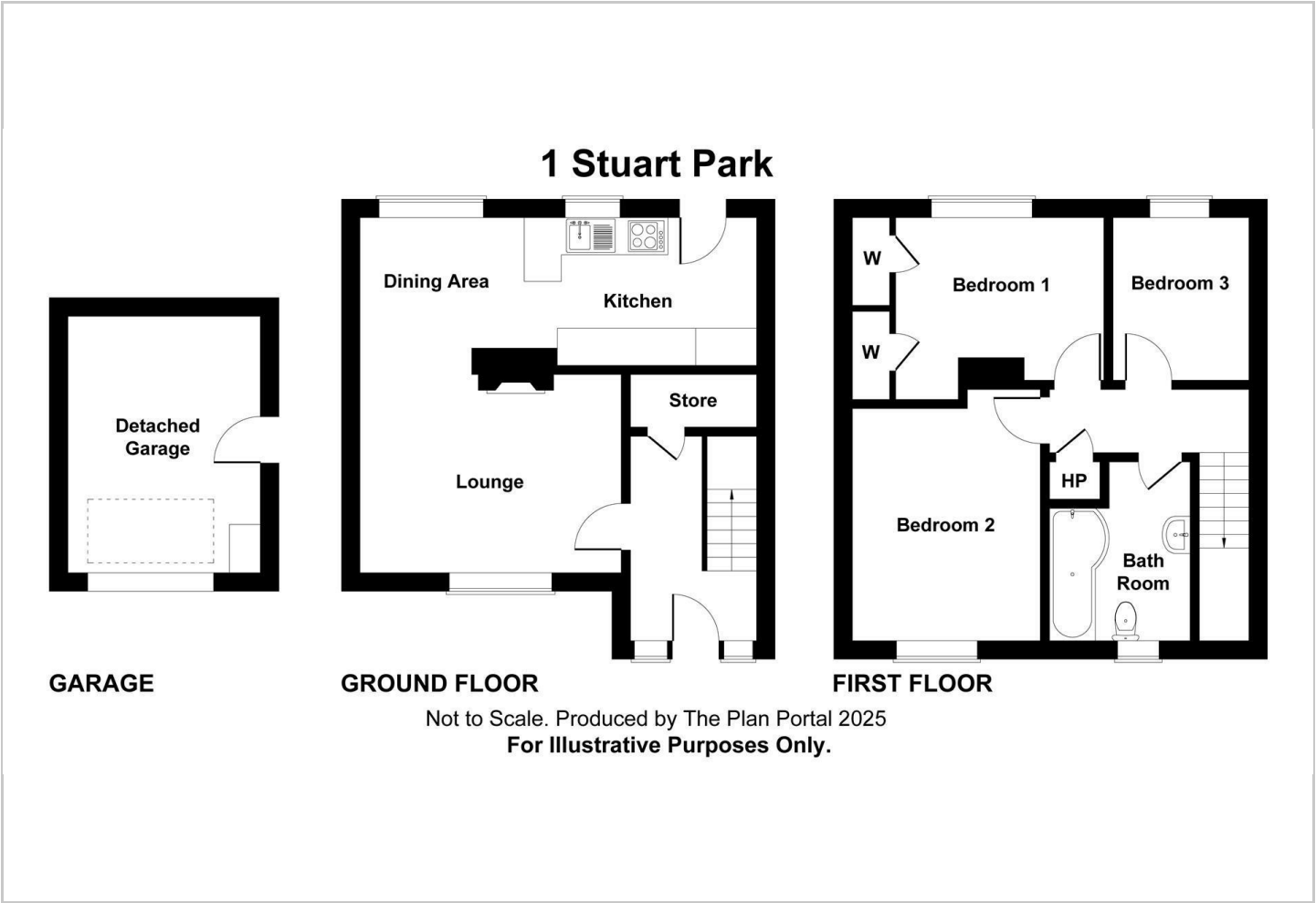
Hybrid Map



Terrain Map



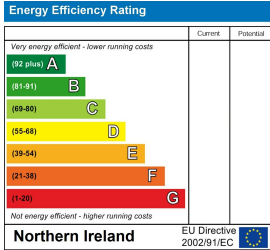
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Edmondson Estates have not tested any services, equipment, or facilities within the premises and will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.