

7 Foxton Wood Square, Ballymena, BT42 4BN



PRICE Offers Over £174,950

This is an incredibly rare opportunity to purchase a well presented semi detached house occupying a generous site with a fully enclosed garden to the rear offering superb privacy in this sought after residential development on the outskirts of Ballymena, close to all local amenities and transport facilities.

Finished to a high standard throughout with spacious living room complete with an open plan kitchen with informal dining area boasting fully fitted contemporary style units with a compliment of integrated appliances, a utility room and generous master bedroom with ensuite, this property is likely to appeal to even the most discerning purchaser.

Early viewing strongly recommended.

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9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor
- Generous living room 14'5" x 11'10"
- Kitchen with informal dining area
- Full range of contemporary style high and low level units / Integrated oven, gas hob, fridge freezer and dishwasher
- Ground floor WC with modern white suite
- Three well proportioned bedrooms / Master with ensuite
- Bathroom with modern white suite to include double ended panel bath
- PVC double glazed windows / Gas fired central heating / PVC fascia and soffits
- Generous Tarmac drive to front and side with parking for up to two cars / Enclosed garden to rear offering excellent privacy
- Superb opportunity for first time buyers and young families alike

ACCOMMODATION

OUTSIDE FRONT

Tarmac drive to the side with space for two cars. Outside tap and lighting. Neat lawn with purple shale stone bordering. Paved pathway to front door.

ENTRANCE HALL

Composite door to entrance hall with fully tiled floor. Staircase to first floor with moulded handrail. Single radiator.

LOUNGE

14'5" x 11'10" (4.414 x 3.631)

Double radiator.

KITCHEN WITH INFORMAL DINING

15'5" x 11'0" (at max) (4.722 x 3.368 (at max))

Full range of mid grey contemporary style high and low level kitchen units with complimentary worktops and partial splashback tiling. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated four ring gas hob with stainless steel overhead extractor fan and stainless steel splashback. Low level combination oven and grill. Integrated fridge freezer and dishwasher. Space for a washing machine. Low voltage downlights to the kitchen. Fully tiled floor. Double radiator. PVC double glazed 'French' doors and additional door to the rear.

GROUND FLOOR WC

Modern white suite comprising a half pedestal wash hand basin with 'Monobloc' chrome mixer tap and tiled splashback. Low flush push button WC. Fully tiled floor and tiled skirting. Extractor fan. Single radiator.

FIRST FLOOR LANDING

Access to partially floored loft with pull down ladder. Single radiator. Over stairs storage cupboard. Single radiator.

BEDROOM 1

11'6" x 8'6" (3.508 x 2.608)

Single radiator.

ENSUITE

Modern white suite comprising a wall to wall enclosed shower with fully tiled splashback and partially glazed folding door. Half pedestal wash hand basin with 'Monobloc' chrome mixer tap and floor to ceiling tiled splashback. Low flush push button WC. Low voltage downlights. Fully tiled floor and tiled skirting. Extractor fan. Chrome towel radiator.

BEDROOM 2

10'1" x 6'6" (3.090 x 1.982)

Double radiator.

BEDROOM 3

8'3" x 6'6" (2.536 x 1.982)

Single radiator.

FAMILY BATHROOM

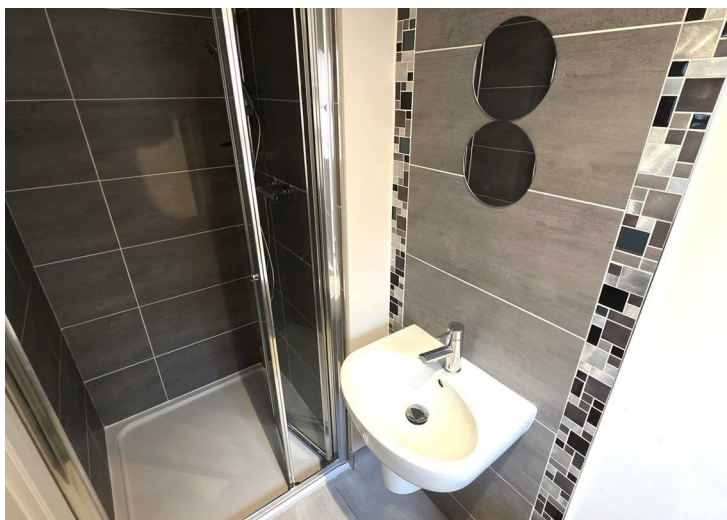
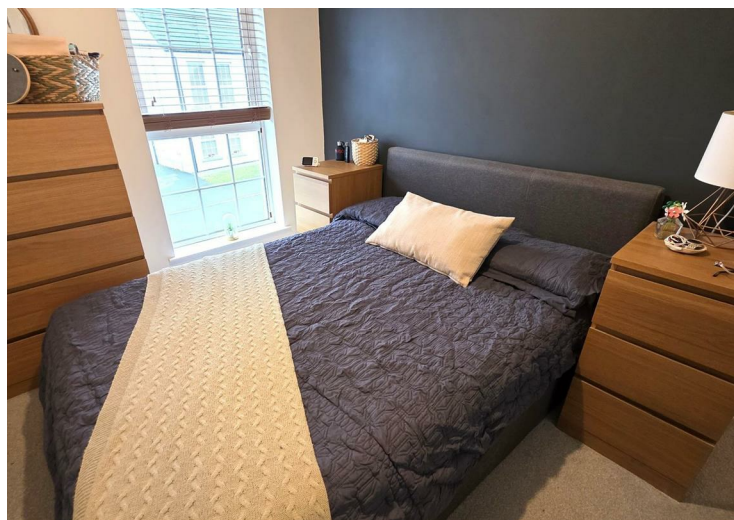
Modern white suite comprising a double ended panel bath with fully tiled splashback, shower over and a glazed screen. Half pedestal wash hand basin with 'Monobloc' chrome mixer tap. Fully tiled floor and tiled skirting. Extractor fan. Chrome towel radiator.

OUTSIDE REAR

Fully enclosed rear garden offering superb privacy. Neat lawn. Large paved patio. 6Ft timber fencing and pedestrian gate to the front. Outside lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

82

82



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