



## 30 Foxton Wood Square

Ballymena, BT42 4AE

Offers Around £169,950





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## ACCOMMODATION

### ENTRANCE HALL

PVC composite front door. Alarm panel. Stairwell to first floor. Tiled floor.

### LOUNGE

13'8 x 10'5 (4.17m x 3.18m)  
Tiled floor

### KITCHEN WITH INFORMAL DINING AREA

14'5 x 10'6 (4.39m x 3.20m )  
Modern fitted kitchen with high and low level storage units and contrasting work surfaces. Integrated appliances to include fridge freezer, dishwasher and 4 ring gas hob and oven with stainless steel extractor fan over. Stainless steel 1.5 bowl sink unit. Breakfast bar area. Tiled floor. Open to sunroom.

### SUNROOM

8'11 x 8'3 (2.72m x 2.51m)  
Tiled floor. PVC double glazed French doors.

### UTILITY ROOM

6'9 x 6'2 (2.06m x 1.88m)  
Matching units to kitchen. Gas fired central heating boiler (housed). Space for fridge freezer, washing machine and tumble dryer. PVC double glazed back door. Tiled floor.

### FURNISHED CLOAKROOM

Modern fitted two piece suite with semi-pedestal wash hand basin and WC. Tiled floor.

### FIRST FLOOR

### LANDING

Access to floored roofspace.

### PRINCIPAL BEDROOM

13'9 x 9'11 (4.19m x 3.02m)

Access to built in wardrobe. View over communal green to front.

### EN-SUITE

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

### BEDROOM 2

10'7 x 9'1 (3.23m x 2.77m)

### BEDROOM 3

10'8 x 7'9 (3.25m x 2.36m)

### FAMILY BATHROOM

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

### EXTERNAL

Front garden in lawn with array of plants. Private driveway in tarmac. Secluded rear garden finished in lawn. Outside tap, plug sockets and lighting.







## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**CREBILLY ROAD  
BALLYMENA**

### THE DUTTON

TOTAL FLOOR AREA:  
**985 SQ FT APPROX.**

OPTIONAL SUNROOM: 80 SQ FT APPROX.

GROUND FLOOR	
Entrance Hall	
Lounge	14'0" x 10'8"
Kitchen/Dining	13'11" x 10'8"
Utility Room (max)	8'10" x 6'7"
WC	6'3" x 2'11"
Optional Sunroom	9'6" x 6'0"

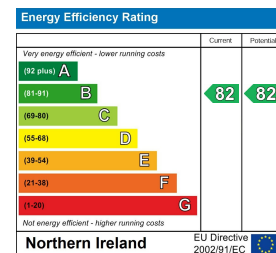
FIRST FLOOR	
Master Bedroom (max)	13'11" x 10'2"
Ensuite (max)	6'3" x 5'7"
Bedroom 2	10'2" x 9'3"
Bedroom 3	10'2" x 8'10"
Bathroom	7'3" x 5'11"

Computer Visual

## 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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