



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

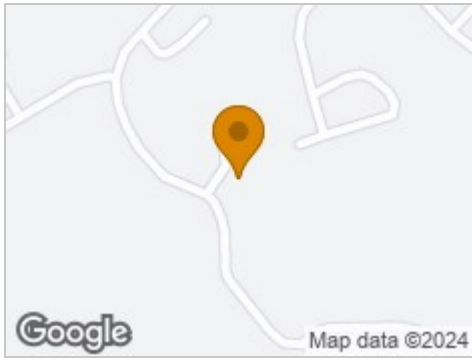
Modern fitted three piece suite comprising panelled bath with mains shower over, semi-pedestal wash hand basin and WC. Part tiled walls and tiled floor. Chrome towel radiator.

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

GROUND FLOOR

FIRST FLOOR

**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"

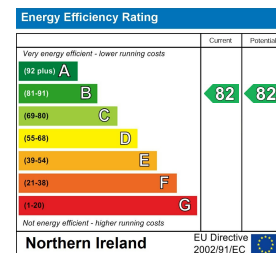
FIRST FLOOR	
Master Bedroom (max)	13'11" x 10'2"
Ensuite (max)	6'3" x 5'7"
Bedroom 2	10'2" x 9'3"
Bedroom 3	10'2" x 8'10"
Bathroom	7'3" x 5'11"

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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.