



## 21 Old Park Drive

Ballymena, BT42 1BG

Offers Around £257,500





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## ACCOMMODATION

### ENTRANCE HALL

PVC double glazed front door with matching side screens. Access to roofspace, hot press and store. Tiled floor.

### LOUNGE

17'8 x 12'11 (5.38m x 3.94m)

Focal point fireplace with stone surround on granite hearth. Wood laminate floor covering.

### DINING ROOM

10'9 x 10'5 (3.28m x 3.18m)

Wood laminate floor covering.

### KITCHEN

12'10 x 10'5 (3.91m x 3.18m)

Modern fitted shaker style kitchen with high and low level storage units and contrasting granite work surfaces. Matching upstands. Integrated appliances to include fridge freezer, Neff eye level grill and oven, Bosch dishwasher and Zanuzzi 4 ring electric hob and oven with stainless steel extractor canopy over. Inlaid stainless steel sink unit. Glazed display cabinets. Tiled floor.

### UTILITY ROOM

10'11 x 5'10 (3.33m x 1.78m)

High and low level storage units and contrasting work surfaces. Space and plumbed for washing machine and tumble dryer. Stainless steel sink unit. PVC double glazed rear door. Part tiled walls and tiled floor.

### BEDROOM 1

14'1 x 10'8 (4.29m x 3.25m)

Feature porthole style window.

### BEDROOM 2

14'7 x 9'2 (4.45m x 2.79m)

### BEDROOM 3

13'5 x 9'0 (4.09m x 2.74m)

### DELUXE FAMILY BATHROOM

Modern fitted four piece suite comprising panelled bath, shower cubicle with mains shower over, vanity unit and WC. Chrome towel radiator. Fully tiled walls and tiled floor.

### EXTERNAL

Manicured front garden in lawn with array of plants, trees and shrubs.

Private driveway in brick pavior.

Secluded, south west facing rear garden in lawn with array of plants, trees and shrubs.

PVC fascia, soffits and rainwater goods.

Outside tap and lighting.

### DETACHED GARAGE

15'9 x 10'2 (4.80m x 3.10m)

Roller shutter door. Service door to workshop. Power and light.

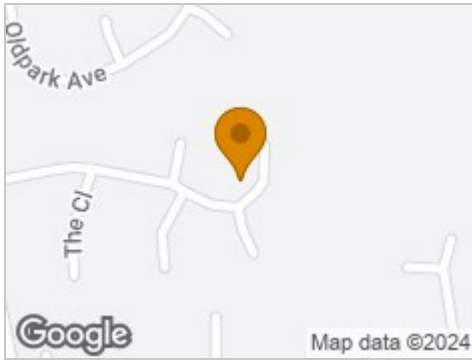
### WORKSHOP/STORE

14'0 x 11'1 (4.27m x 3.38m)

Low level storage units. Stainless steel sink. Space for appliances. PVC service door to garden. Oil fired central heating boiler. Power and lighting.



## Road Map



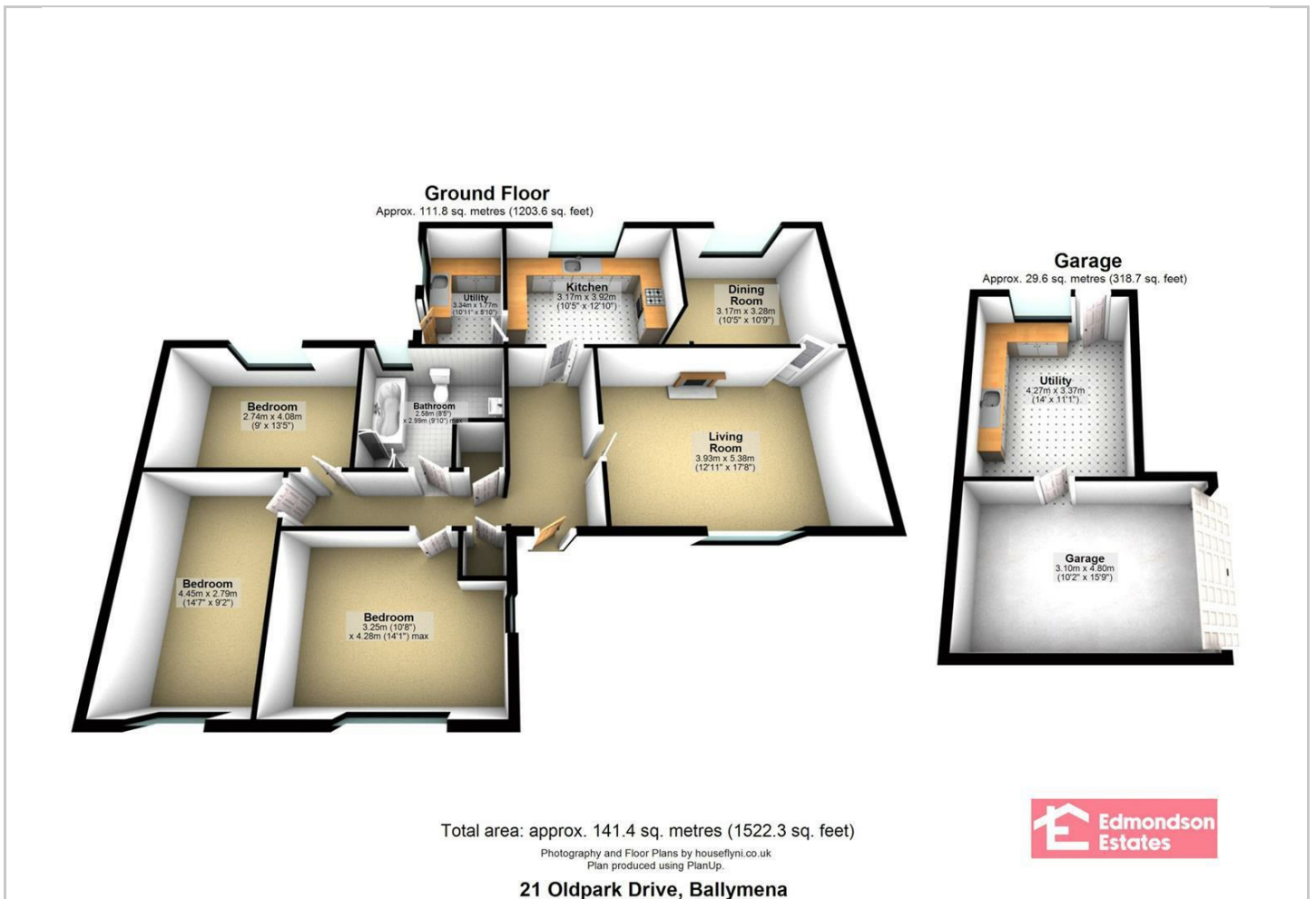
## Hybrid Map



## Terrain Map



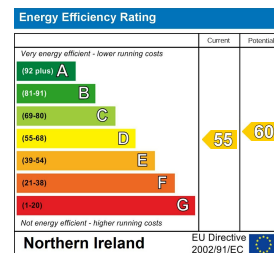
## Floor Plan



## 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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