



## 1 Parkside Dell

Ballymena, BT43 6PG

Offers Around £275,000





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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

PVC composite front door with matching side screens. Tiled floor continuing through hallway.

#### ENTRANCE HALL

Hardwood glazed internal door. Stairwell to first floor. Access to understair store.

#### LOUNGE

14'10 x 13'8 (4.52m x 4.17m)

Wood laminate floor covering. Focal point gas fired stove with timber surround on granite hearth. Twin windows to front elevation.

#### DINING ROOM

11'5 x 9'6 (3.48m x 2.90m)

Wood laminate floor covering. (Currently utilised as a playroom).

#### FURNISHED CLOAKROOM

Modern fitted two piece suite comprising vanity unit and WC. Towel radiator. Fully panelled walls and tiled floor.

#### KITCHEN WITH INFORMAL DINING AREA

14'5 x 13'10 (4.39m x 4.22m)

Modern fitted kitchen with high and low level storage units and contrasting work surfaces. Integrated appliances to include fridge freezer, dishwasher, eye level grill and oven, and 4 ring electric hob and oven with stainless steel extractor canopy over. Stainless steel 1.5 bowl sink unit. Part tiled walls and tiled floor.

## FAMILY ROOM

13'10 x 11'9 (4.22m x 3.58m)

Focal point open fireplace with timber surround on tiled hearth. Tiled floor. Twin windows to front elevation.

## REAR HALL

Tiled floor. PVC double glazed rear door. Alarm panel.

## UTILITY ROOM

9'5 x 6'8 (2.87m x 2.03m)

High and low level storage units and contrasting work surface. Stainless steel sink unit. Space for washing machine and tumble dryer. Part tiled walls and tiled floor.

## INTEGRAL GARAGE

17'1 x 11'2 (5.21m x 3.40m)

Roller shutter door. Service door to rear hall. Power and light. Oil fired central heating boiler. Access to roof space.

## FIRST FLOOR

### LANDING

Access to roof space. Access to hot press.

### PRINCIPAL BEDROOM

14'6 x 11'11 (4.42m x 3.63m)

widest points. Wall to wall fitted wardrobes in mirrored sliding doors.

### EN-SUITE

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

## BEDROOM 2

14'10 x 9'7 (4.52m x 2.92m)

widest points. Wood laminate floor covering.  
(Free standing wardrobe included).

## BEDROOM 3

10'5 x 8'10 (3.18m x 2.69m)

Velux window. Cushioned vinyl flooring.

## BEDROOM 4

9'6 x 9'5 (2.90m x 2.87m)

Velux window.

## DELUXE FAMILY BATHROOM

Modern fitted four piece suite comprising panelled bath, shower cubicle with electric shower over, floating vanity unit and WC. Chrome towel radiator. Part tiled walls and tiled floor. Velux window.

## EXTERNAL

Extensive private driveway in brick paviour with cast iron gates.

Front garden in lawn, and low maintenance rear garden and yard in brick paviour, with elevated paved patio area.

Covered seating area with Pergola.

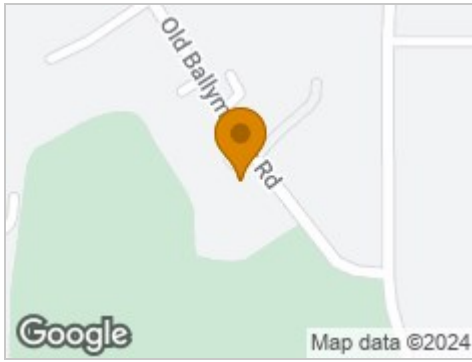
PVC fascia, soffits and rainwater goods.

Outside tap and lighting.  
South West facing aspect to rear.





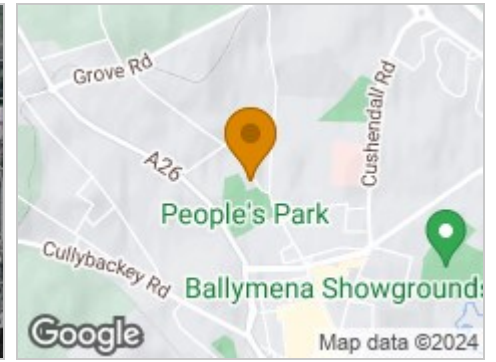
## Road Map



## Hybrid Map



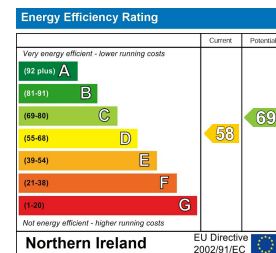
## Terrain Map



## 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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