



8 Parklands

Ballymena, BT43 6FD

Offers Around £259,950



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GROUND FLOOR

Hallway

Laminate flooring.

Cloakroom

6'9" x 2'6" (2.08 x 0.78)

WC and WHB.

Lounge

16'3" x 13'0" (4.96 x 3.97)

Multi fuel stove with hot water back boiler. Laminate flooring. Double doors to Living / formal Dining room.

Living Room / Formal Dining

9'4" x 11'4" (2.85 x 3.46)

Laminate flooring.

Sun Room

10'7" x 10'8" (3.23 x 3.26)

Double doors to rear patio / gardens. Tiled flooring.

Kitchen / Dining Room

9'4" x 25'5" (2.85 x 7.77)

High and low level units and display cabinets. Casual breakfast table. 1 1/2 stainless steel sink. Integrated dishwasher. Eye level oven. Electric hob with stainless steel hood. Space for large family dining table. Patio doors leading to rear gardens. Laminate flooring.

Attached Garage

16'5" x 13'9" (5.01 x 4.21)

OFCH boiler. Plumbed for washing machine and space for tumble dryer. Roller door. Loft space.

FIRST FLOOR

Landing

Hotpress cupboard & Storage.

Bedroom 1 - Front

11'8" x 12'1" (3.56 x 3.69)

Fitted robes.

En-suite

3'10" x 9'5" (1.18 x 2.88)

WC and WHB. Electric Shower.

Bedroom 2 - Rear

11'8" x 11'9" (3.56 x 3.60)

Mirrored slide robes.

Bedroom 3 - Rear

6'1" x 10'0" (1.87 x 3.05)

Built in robes.

Bedroom 4 - Front

7'3" x 10'0" (2.21 x 3.05)

Built in robes.

Family Bathroom

5'11" x 6'9" (1.81 x 2.06)

LFWC and WHB. Bath with telephone handle shower head. Tiled walls.

OUTSIDE

Large and fully enclosed rear gardens laid in lawns with patio areas. Gardens to the front laid in lawns and tarmacked driveway.

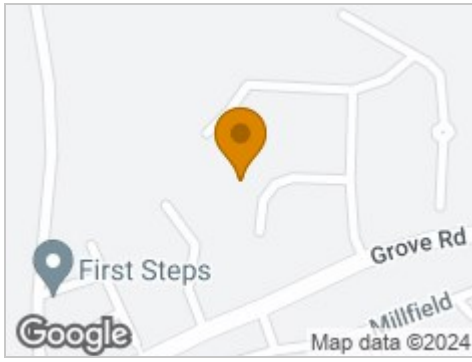
Solar Panels

The property has solar panels on the roof for which a ROCS payment is obtained annually. The panels are owned outright and not leased.

Tel: 02825655733



Road Map



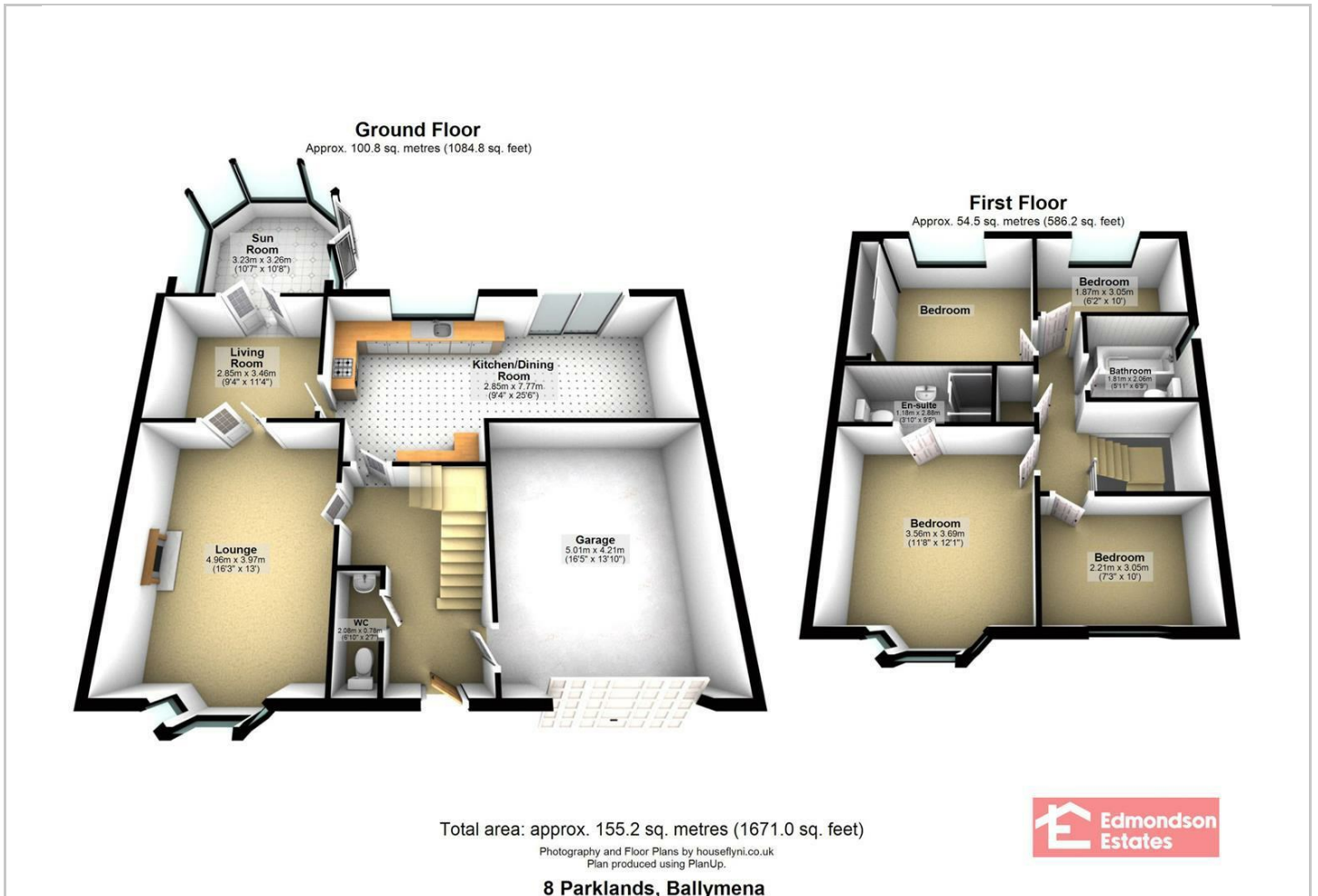
Hybrid Map



Terrain Map



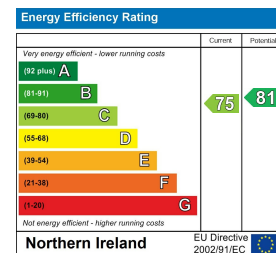
Floor Plan



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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