



## 6 Shandon Park, Ballymena, BT42 2ED

Offers in the region of £199,950



Enjoying an excellent site in one of Ballymena's most enduringly popular areas, this three bedroom detached house (circa 1,150 sq ft) is offered for sale with no onward chain.

Although the property would benefit from some modernisation, it has the potential to be a most worthwhile project, offering potential purchasers the opportunity to put their own stamp on the home while adding value.

Benefiting from a large back garden, well proportioned living accommodation and excellent location, this home is likely to appeal to a wide variety of potential purchasers. Early viewing is strongly recommended in order to avoid disappointment.



## Property Features

- Detached house (circa 1150 sq ft)
- Two formal reception rooms including a Lounge and Living room
- Open plan Kitchen/Dining Area
- Three well proportioned first floor bedrooms
- Family bathroom fitted with a bath, shower, W/C and wash hand basin
- Oil fired heating system
- Hardwood double glazed windows
- Front garden, laid in lawn with mature hedging and flower beds.
- Large mature back garden, laid in lawn with an excellent degree of privacy.
- Located in one of Ballymena's most sought after areas

## Accommodation

(Dimensions and Areas are approximate)

### Ground Floor

**Entrance Hall 15'3" x 5'11" (4.66 x 1.82)**

Hardwood front door with sidelights.  
Under stairs storage, fitted with W/C.

**Living Room 11'9" x 10'11" (max) (3.6 x 3.34 (max))**

Bay window. Tiled fireplace surround and hearth with an electric inset (open fire can be reinstated).

**Lounge 19'7" x 9'10" (5.98 x 3.01)**

Lounge with a dual aspect.

**Kitchen/Dining Room 18'2" x 10'2" (5.55 x 3.1)**

Fitted with a range of eye and low level units. Laminate work surfaces with tiled splashback areas over. Space for cooker with extractor fan over. Space for under counter fridge and plumbed for washing machine. Dining area. Hardwood back door.

### First Floor

#### Landing

**Bedroom 1 10'11" x 9'10" (max) (3.34 x 3 (max))**

Built in wardrobe.

**Bedroom 2 9'10" x 8'6" (3.02 x 2.6)**

Built in wardrobe.

**Bedroom 3 11'7" x 10'10" (3.54 x 3.32)**

Large eaves storage area.





**Bathroom 10'4" x 8'5" (max) (3.16 x 2.58 (max))**

Fitted with a peach bathroom suite including a bath, shower cubicle, W/C and wash hand basin.

**Outside**

**Garage 16'7" x 10'2" (5.06 x 3.12)**

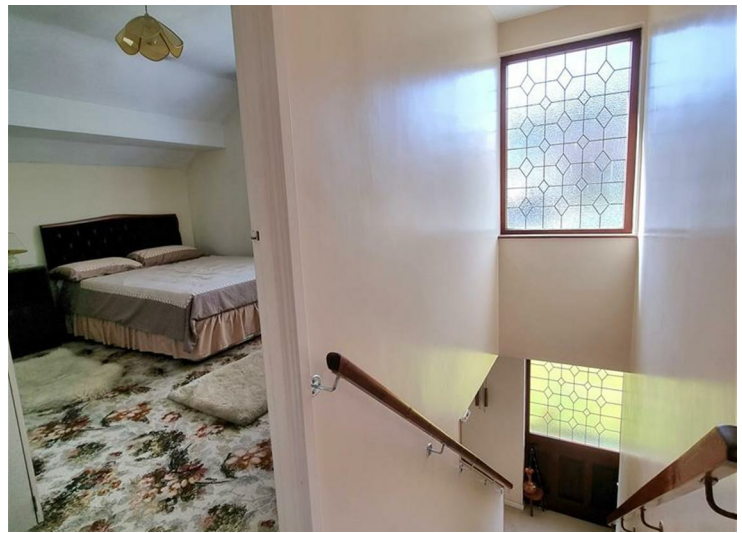
Automatic roller door. Lights and power.

**Gardens**

Front garden, laid in lawn with mature hedging and flower beds.

Large mature back garden, laid in lawn with a paved patio area and an excellent degree of privacy. Enclosed by wooden fencing and mature beech hedging.

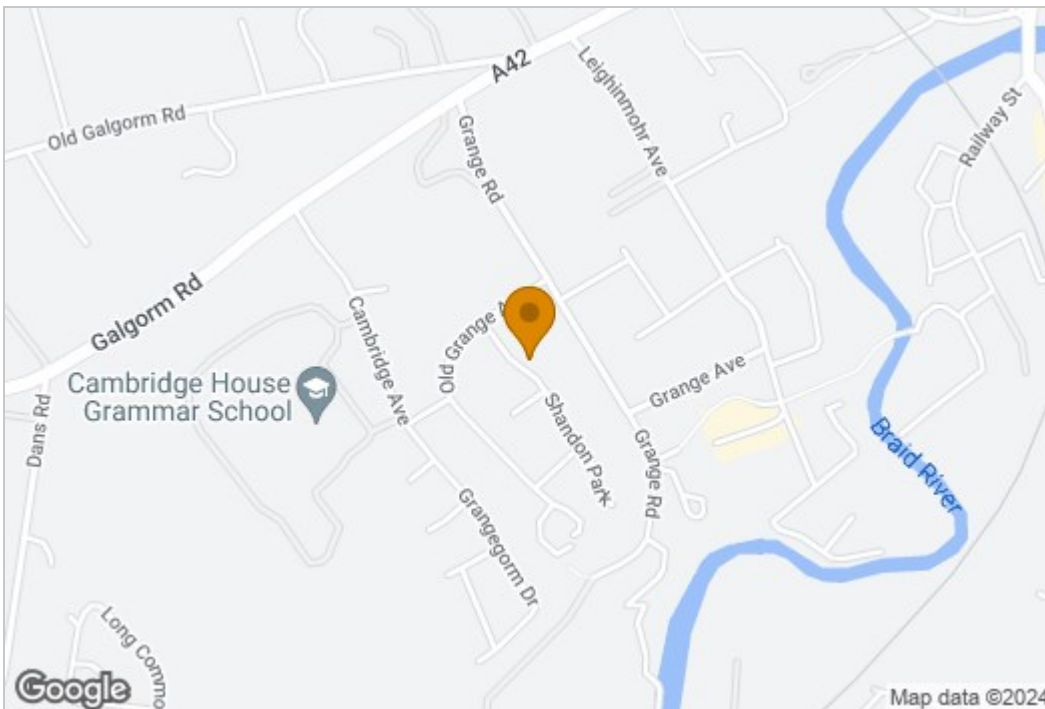
External store fitted with W/C.



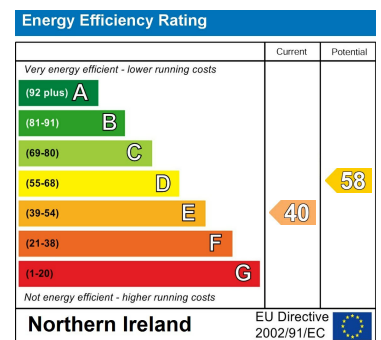




### Area Map



### Energy Efficiency Graph



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