



## 32 Carndale Meadows

Ballymena, BT43 5NX

Offers Around £165,000



# 32 Carndale Meadows

, Ballymena, BT43 5NX

Offers Around £165,000



## ACCOMMODATION

### Entrance Hall

Tiled flooring. Alarm panel.

### Living Room

16'3" x 11'7" (4.96 x 3.55)

Wood burning stove in Inglenook style recess.

### Kitchen With Informal Dining Area

18'9" x 12'11" (5.73 x 3.96)

Rustic effect high and low level units. Wood effect counter tops. Electric double oven and halogen hob. Stainless steel hood and extractor fan. Space for Dishwasher and Washing machine. Brickwork archway into sunroom.

### Sunroom

8'11" x 8'5" (2.74 x 2.57)

Tiled floor. Brick archway. Double doors to rear garden.

### Downstairs WC

6'11" x 2'10" (2.12 x 0.87)

High flush low flush WC. Wash hand basin with mixer tap. White towel radiator. Tiled flooring.

## FIRST FLOOR

### Bedroom 1

16'2" x 10'8" (4.95 x 3.27)

Carpet.

### Bedroom 2

12'1" x 10'9" (3.69 x 3.28)

Laminate flooring.

### Bedroom 3

8'11" x 7'10" (2.72 x 2.4)

Laminate flooring.

### Bathroom

6'2" x 8'3" (1.88 x 2.52)

High flush low flush WC. White wash hand basin with mixer tap. Electric corner shower. Chrome towel radiator.

### Outside

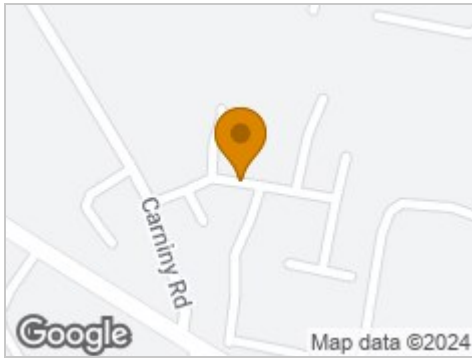
Small front lawn. Extensive private driveway in tarmac. Good sized rear garden with small patio area. Newly installed c. 10' x 10' shed for sale by separate negotiation with Vendor.





For a  
**FREE INITIAL  
CONSULTATION**  
CONTACT  
**Tennielle McIlroy**  
ON  
**028 256 55733**  
OR  
[hello@edmondsonstates.co.uk](mailto:hello@edmondsonstates.co.uk)

## Road Map



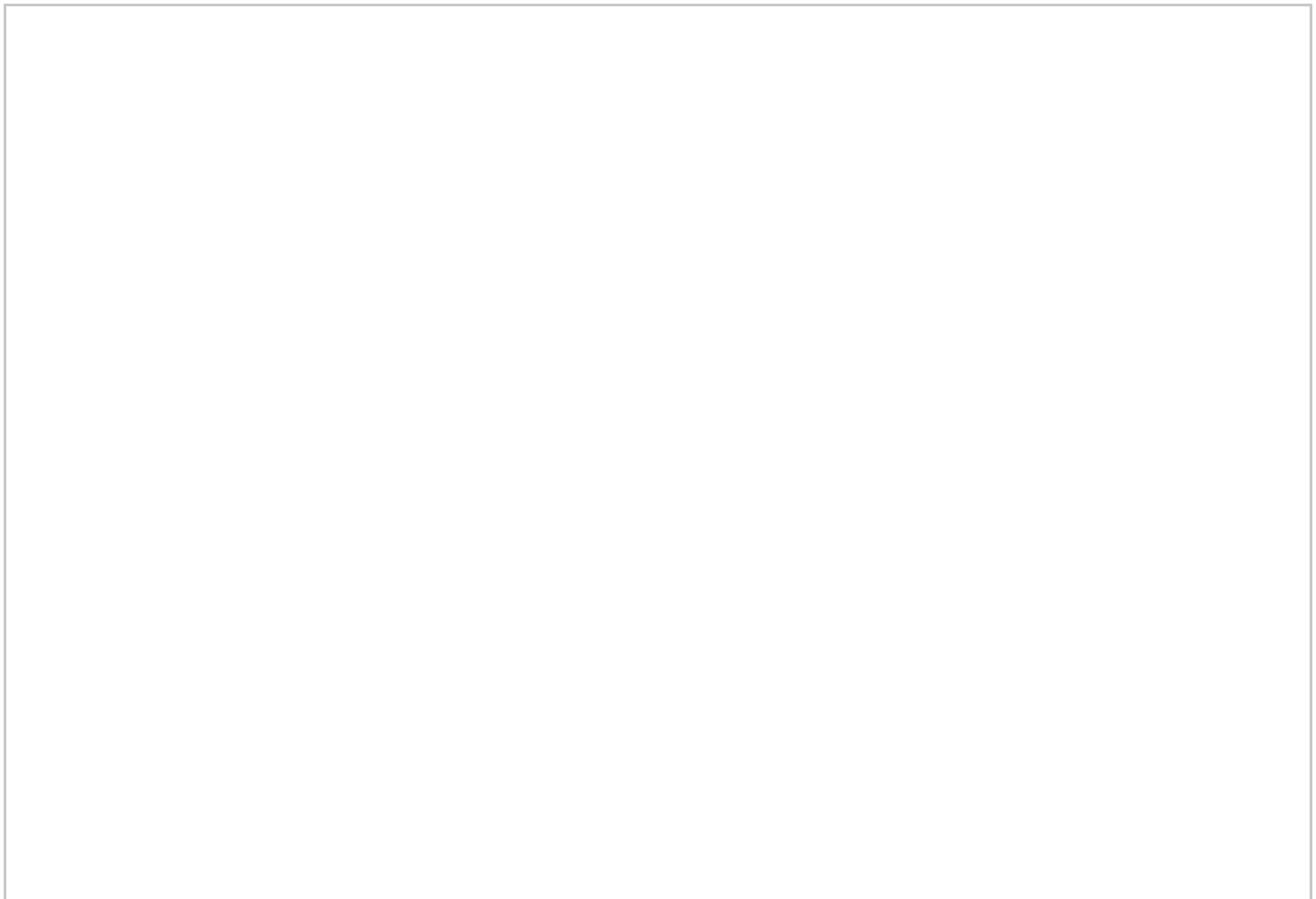
## Hybrid Map



## Terrain Map



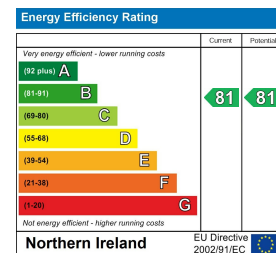
## Floor Plan



## 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



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. Edmondson Estates have not tested any services, equipment, or facilities within the premises and will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.