



9 Woodcroft Chase

Galgorm, Ballymena, BT42 1GA

Offers Around £265,000



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Hallway

Fan light window over front door. Ceiling coving.

Living Room

17'4" x 13'1" (5.29 x 4.00)

Open fire with period inset and pine surround. Ceiling coving and picture dado.

Dining Room

3.39 x 3.98

Double doors from hallway. Ceiling coving and picture dado.

Cloak Room

3'10" x 9'1" (1.19 x 2.79)

WC and WHB. 1/2 wall tongue and grove wall panelling.

Kitchen / Living / Family Dining

10'9" x 28'1" (max) (3.29 x 8.58 (max))

High and low units with display cabinets with lighting. Oil fired Aga range cooker. Gas hob. 1 1/2 bowl stainless steel sink. Integrated fridge/freezer and dishwasher. Tiled splashback. Slate flooring throughout. Space for large family dining table. Sliding patio doors to rear patio area. Open fire set in inglenook style fireplace. Ample space for soft seating.

Utility Room

6'2" x 5'10" (1.88 x 1.80)

High and low level units with stainless steel sink. Plumbed for washing machine and space for tumble dryer. Back door leading to the garden. Slate flooring.

Walk In Pantry Cupboard / Store

4'3" x 5'10" (1.31 x 1.80)

Shelved. Tiled flooring.

FIRST FLOOR

Mistral style landing. Hotpress cupboard.

Bedroom 1 - Front

9'4" x 13'1" (2.85 x 3.99)

Bedroom 2 - Rear

16'4" x 11'8" (4.99 x 3.56)

En-suite Shower Room

7'10" x 5'0" (2.4 x 1.54)

LFWC and WHB. Quadrant with double headed shower. Chrome towel radiator. Fully tiled.

Family Bathroom

10'7" x 7'6" (3.24 x 2.29)

Refitted with contemporary styled suite. Free standing bath. Large quadrant shower. LFWC and WHB. Chrome towel radiator. Fully tiled.

Bedroom 3 - Rear

14'4" x 9'1" (4.39 x 2.79)

Bedroom 4 - Front

11'3" x 13'1" (3.45 x 4.00)

OUTSIDE

Detached Garage

21'3" x 13'1" (6.5 x 4.00)

Roller and side pedestrian doors. Power and lighting. OFCH boiler.

Gardens

Extensive brick pavia driveway for off street parking for multiple cars. Front gardens laid in lawns with mature shrubs. Fully enclosed rear gardens with patio areas, with gardens laid in lawns and mature shrubs.



Road Map



Hybrid Map



Terrain Map



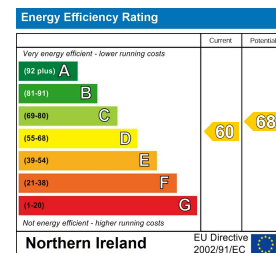
Floor Plan



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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