



# 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.

Tel: 02825655733

















## **Road Map**

# Start Rite School Of Motoring

Map data @2024

## **Hybrid Map**



## **Terrain Map**



#### **Floor Plan**

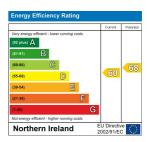
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## **Viewing**

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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