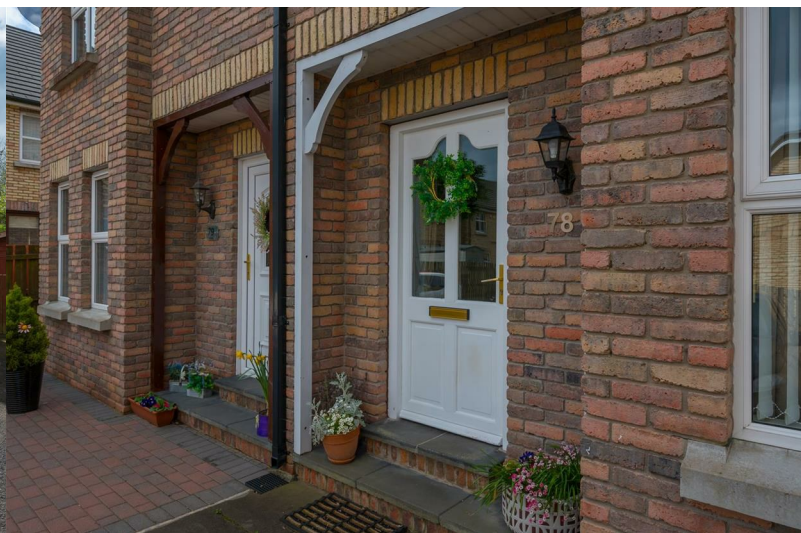




## 78 Rossdale

Ballymena, BT42 2SA

Offers Around £149,950





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## GROUND FLOOR

### Hallway

Tiled flooring.

### Living Room

13'0" x 17'8" (3.97 x 5.39)

Open fire with oak surround. Double doors leading to kitchen. Laminate flooring.

### Kitchen

9'10" x 13'9" (3.01 x 4.21)

Refitted high and low level units. 1 /12 bowl stainless steel sink. Halogen hob and electric oven. Space for dishwasher. Tiled splashback. Vinyl flooring. Space for family dining table.

### Utility Room

6'3" x 9'7" (1.92 x 2.93 )

Low level units. Space for washing machine and space for tumble dryer. Stainless steel sink. Back door.

### Cloakroom

6'3" x 3'10" (1.92 x 1.18 )

LFWC and WHB.

## FIRST FLOOR

Landing. Hotpress cupboard.

### Bedroom 1 - Rear

12'9" x 9'4" (3.9 x 2.86)

Currently used a dressing room.

### Bedroom 2 - Rear

9'4" x 13'1" (2.86 x 4.00 )

### Bedroom 3 - Front

7'6" x 9'6" (2.31 x 2.90 )

Laminate flooring.

### En-suite shower room

4'1" x 9'4" (1.27 x 2.86 )

WC and WHB. Shower cubicle.

### Family Bathroom

9'4" x 8'7" (2.87 x 2.64)

WC and WHB. Bath. Shower cubicle.

## OUTSIDE

Fully enclosed rear gardens laid in lawns. Side path. Parking spaces to the front.



Tel: 02825655733







## Road Map



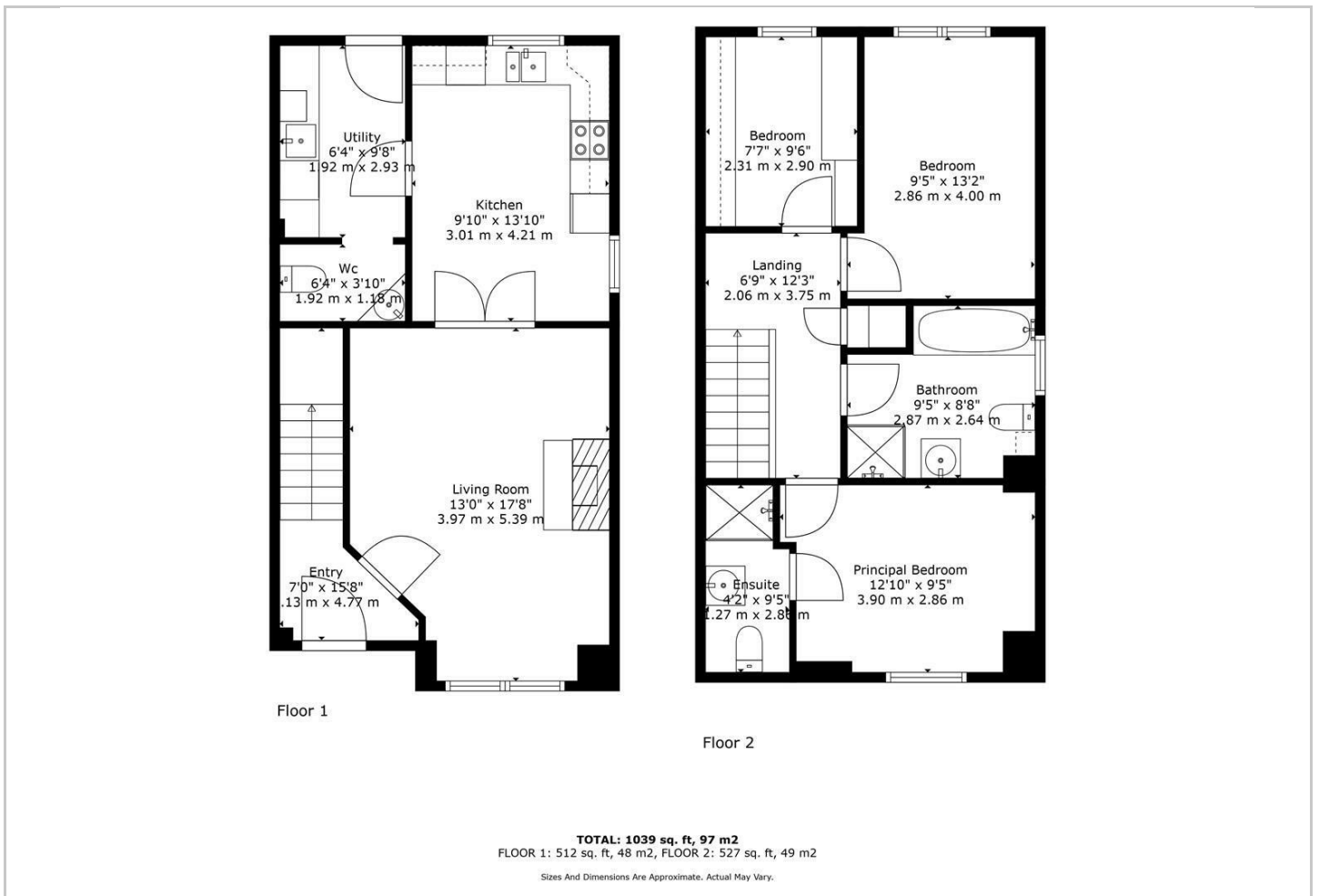
## Hybrid Map



## Terrain Map



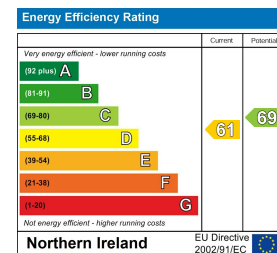
## Floor Plan



## 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



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.