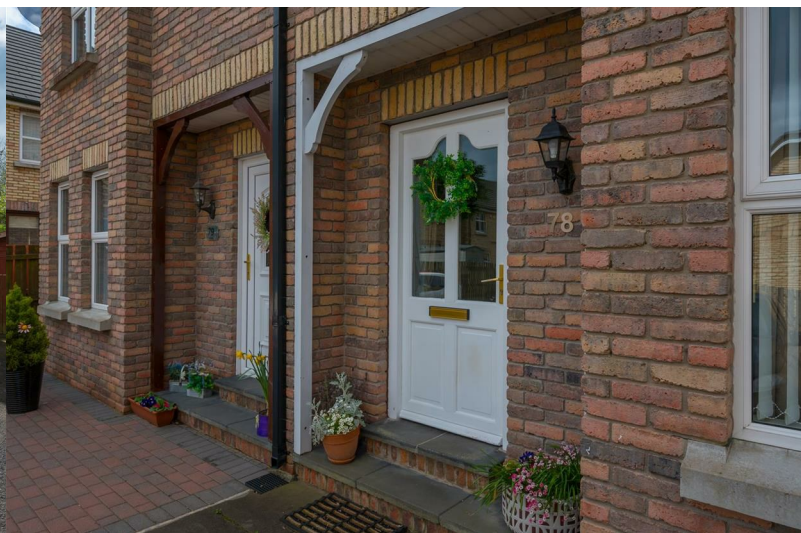




## 78 Rossdale

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



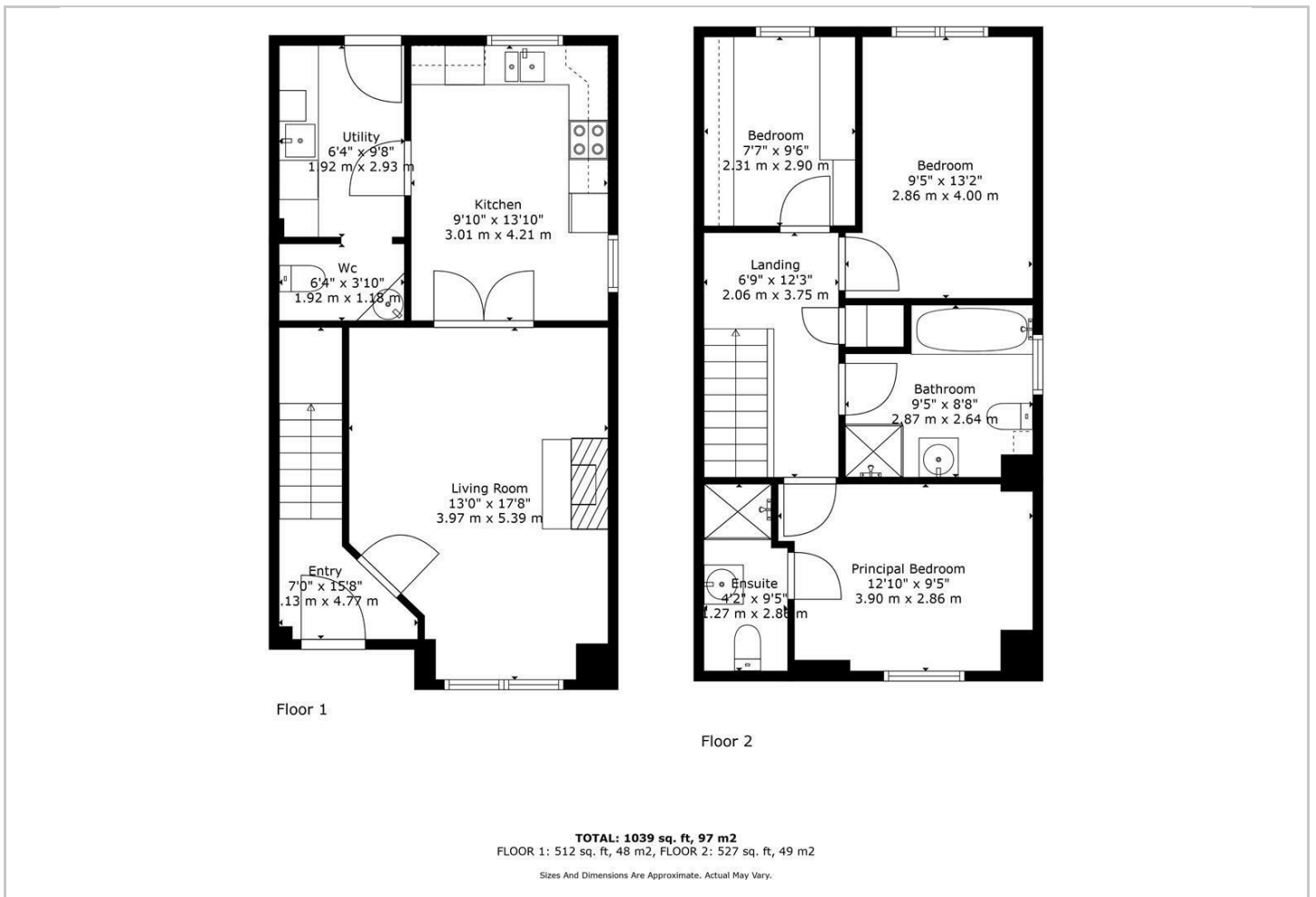
## Hybrid Map



## Terrain Map



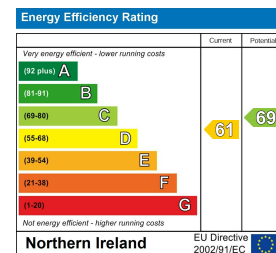
## Floor Plan



## 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



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