

35 Foxtan Wood Avenue, Ballymena, BT42 4BF



- Entrance hall with fully tiled floor / Staircase to first floor
- Living room 13'0" x 10'7" with dual aspect windows
- Kitchen with informal dining area
- Full range of contemporary style high and low level units / Integrated oven, gas hob, fridge freezer and dishwasher
- Separate utility room with space for washing machine and tumble dryer
- Ground floor WC with modern white suite
- Three well proportioned bedrooms / Master with ensuite
- Bathroom with modern white suite to include double ended panel bath
- PVC double glazed windows / Gas fired central heating / PVC fascia and soffits
- Generous Tarmac drive to front and side with parking for up to five cars / Enclosed garden to rear offering excellent privacy

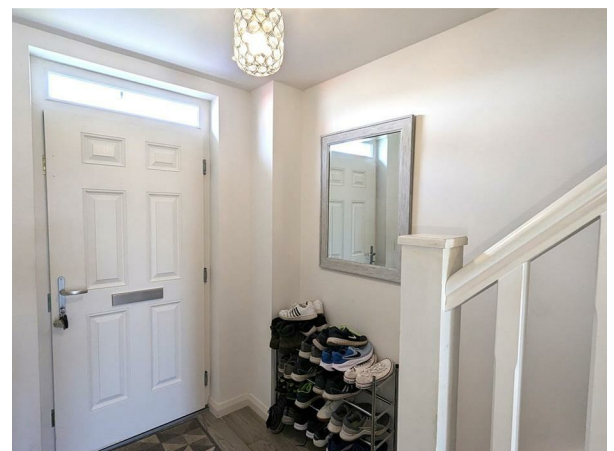


PRICE Offers Over £162,950

This is an incredibly rare opportunity to purchase an almost new semi detached house occupying a generous site with a fully enclosed garden to the rear offering superb privacy in this sought after residential development on the outskirts of Ballymena, close to all local amenities and transport facilities.

Finished to a high standard throughout with spacious living room complete with an open plan kitchen with informal dining area boasting fully fitted contemporary style units with a compliment of integrated appliances, a utility room and generous master bedroom with ensuite, this property is likely to appeal to even the most discerning purchaser.

Early viewing strongly recommended.



>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMODATION;

Tarmac drive to front and side with parking for up to five cars. Neat lawn. Timber pedestrian gate to rear. Paved pathway to front door

ENTRANCE HALL

Staircase to first floor with moulded handrail and turned balustrading. Fully tiled floor. Single radiator.

LOUNGE

13'0" x 10'7" (3.975m x 3.230m)

Dual aspect windows. Double radiator.

GROUND FLOOR W/C

Modern white suite comprising wall mounted wash hand basin with chrome mixer tap. Low flush push button WC. Extractor fan. Fully tiled floor. Single radiator.

KITCHEN / INFORMAL DINING AREA

13'11 x 10'8 (4.24m x 3.25m)

Fully fitted range of mid grey 'contemporary' style kitchen units with complimentary worktops. One a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances to include a four ring gas hob with stainless steel overhead extractor fan, a low level combination oven and grill, dishwasher and fridge freezer. Low voltage downlights. Fully tiled floor. Double radiator. PVC double glazed 'French' doors to the rear.

UTILITY ROOM

9'9" x 2'11" (2.979 x 0.890)

Matching kitchen unit with combi gas boiler. Space for washing machine and tumble dryer. Fully tiled floor. Single radiator.

FIRST FLOOR LANDING

Access to loft. Storage cupboard. Single radiator.

MASTER BEDROOM

13'7" x 9'11" (at max) (4.165 x 3.031 (at max))

Dual aspect windows. Double radiator.

ENSUITE

Modern white suite comprising enclosed corner shower unit with fully tiled walls. Wall mounted wash hand basin with chrome mixer tap. Low flush push button WC and bidet attachment. Fully tiled floor and partially tiled walls. Low voltage downlights. Extractor fan. Chrome towel radiator.

BEDROOM 2

9'9" x 9'1" (2.986 x 2.77)

Double radiator.

BEDROOM 3

10'2 x 8'10 (3.10m x 2.69m)

Double radiator.

FAMILY BATHROOM

6'11" x 5'10" (2.110 x 1.785)

Modern white suite comprising double ended panel bath with chrome mixer tap and tiled splashback. Wall mounted wash hand basin with with chrome mixer tap and floor to ceiling splashback. Low flush push button WC. Low voltage downlights. Fully tiled floor. Extractor fan. Chrome towel radiator.

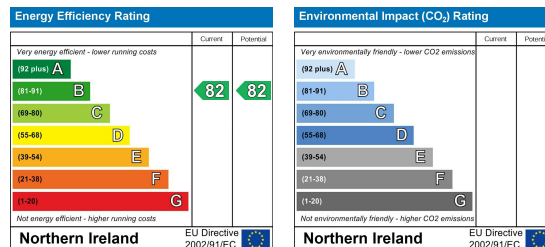
OUTSIDE REAR

Fully enclosed rear garden offering excellent sun orientation and privacy. Large patio with decorative stone bordering and neat lawn. 6Ft timber fencing plus retaining wall to side. Timber pedestrian gate to the front. Outside power sockets, tap and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.