



## 22a Prieststown Road

Ahoghill, Ballymena, BT42 2PQ

Offers Around £175,000





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## ACCOMMODATION

### ENTRANCE HALL

PVC double glazed front door with side screen. Wood laminate floor covering. Access to shelved store and roof space. Access to hotpress.

### LOUNGE

17'2 x 13'3 (5.23m x 4.04m)

Focal point electric fire with timber surround on slate tiled hearth. Wood laminate floor covering. Hardwood glazed double doors to family/dining room.

### FAMILY ROOM

13'3 x 12'10 (4.04m x 3.91m)

Wood laminate floor covering. PVC double glazed French doors to patio area.

### KITCHEN WITH INFORMAL DINING AREA

14'7 x 12'10 (4.45m x 3.91m)

widest points. Modern fitted kitchen with high and low level storage units and contrasting work surfaces. Integrated appliances to include fridge freezer, dishwasher and freestanding cooker with extractor canopy over. Stainless steel sink unit. Part tiled walls.

### UTILITY ROOM

10'0 x 10'0 (3.05m x 3.05m)

Matching units to kitchen. Stainless steel sink unit. Space for washing machine and tumble dryer. PVC double glazed back door. Part tiled walls

### FURNISHED CLOAKROOM

Modern fitted two piece suite comprising wash hand basin and WC.

### PRINCIPAL BEDROOM

13'1 x 11'10 (3.99m x 3.61m)

Wood laminate floor covering. Integrated wardrobes.

### EN-SUITE

Modern fitted three piece suite comprising shower cubicle with electric shower over, pedestal wash hand basin & WC. Fully tiled walls to shower.

### BEDROOM 2

12'11 x 9'11 (3.94m x 3.02m)

### BEDROOM 3

9'11 x 9'4 (3.02m x 2.84m)

### FAMILY BATHROOM

Modern fitted four piece suite comprising shower cubicle with electric shower over, panelled bath, pedestal wash hand basin and WC. Fully tiled walls.

### EXTERNAL

Private laneway finished in stone with surrounding mature trees and plants.

Gardens front and rear in lawn with paved patio area, surrounding trees, shrubs and plants.

PVC fascia, soffits and rainwater goods.

Outside tap and lighting. Oil fired central heating boiler.

South facing site with countryside views to rear.

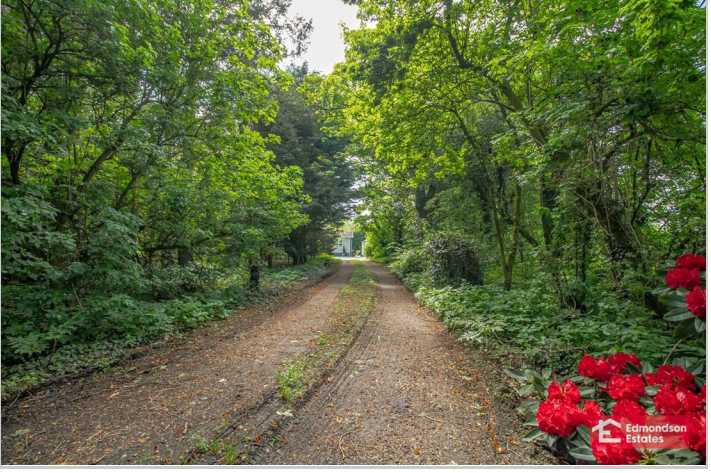
Adjoining paddock area with timber gate.

### DETACHED METAL GARAGE

17'5 x 13'5 (5.31m x 4.09m)

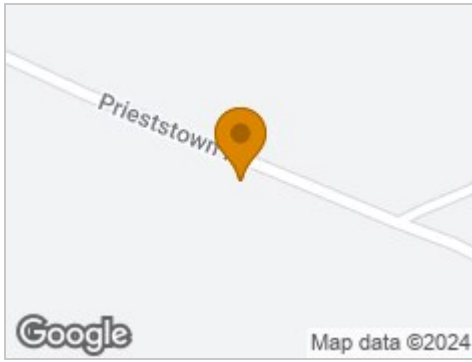
Roller shutter door. Separate service door.







## Road Map



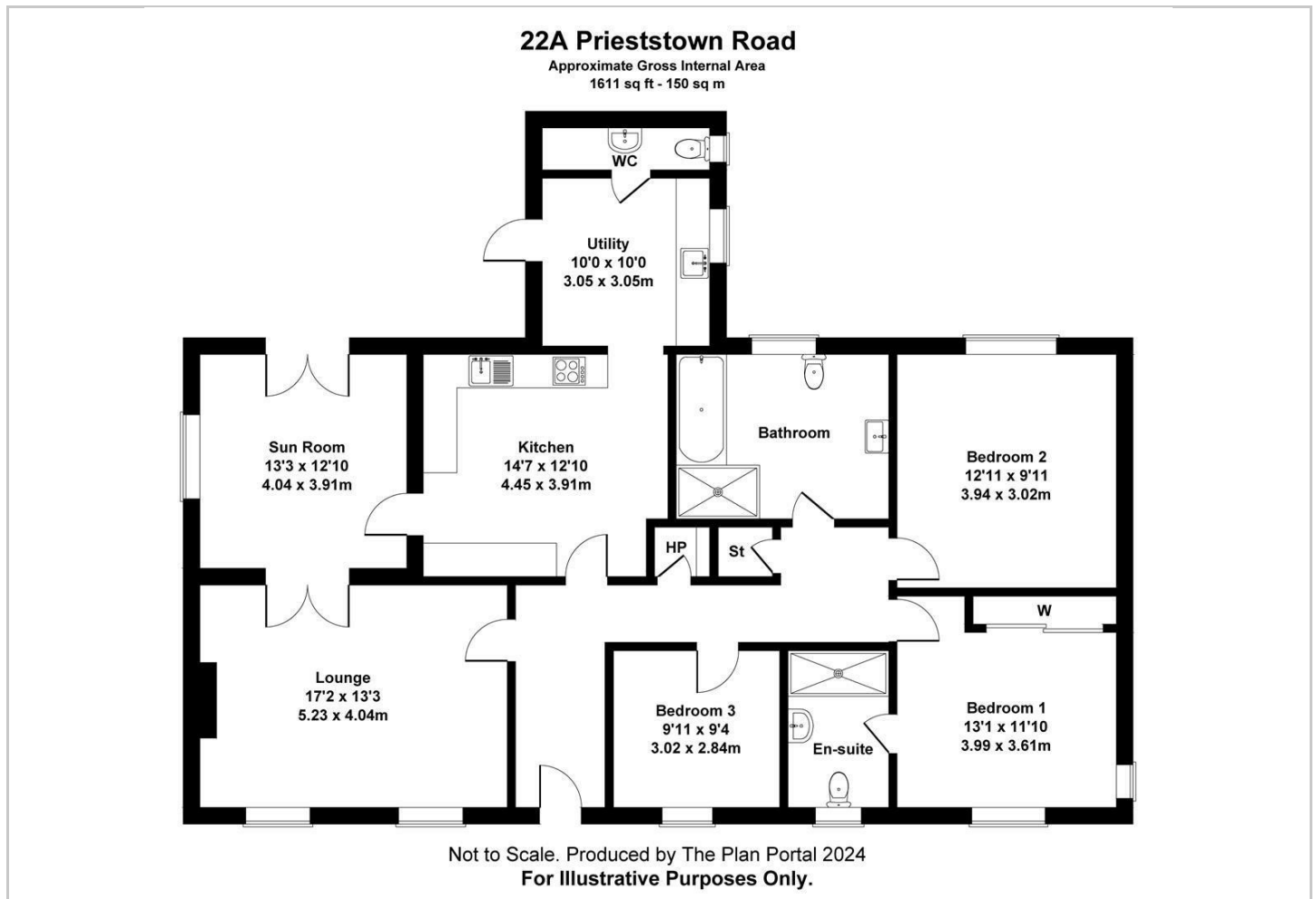
## Hybrid Map



## Terrain Map



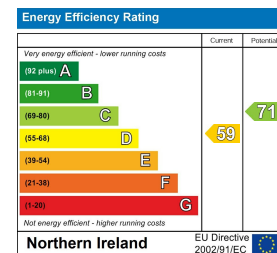
## Floor Plan



## 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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