



28 Belgrano

Ahoghill, Ballymena, BT42 2QQ

Offers Around £194,950



28 Belgrano

Ahoghill, Ballymena, BT42 2QQ

Offers Around £194,950



GROUND FLOOR

Hallway

11'6" x 10'5" (3.53m x 3.19m)

Tiled flooring with storage cupboard under the stairs. PVC double glazed front door.

Lounge

14'9" x 13'2" (4.50m x 4.01m)

Solid wooden flooring. Feature fireplace with slate tiled hearth. Lounge opens to dining room.

Dining Room

10'1" x 9'7" (3.07m x 2.92m)

Tiled flooring with uPVC double glazed patio doors to rear garden.

Kitchen

10'10" x 9'7" (3.30m x 2.92m)

Range of high and low level units with contrasting work surfaces, and white composite one and a quarter bowl sink unit and drainer. Splash back is tiled. Includes both Neff integral double oven and grill and integral hob with extractor fan over. Tiles on kitchen floor are polished porcelain. Integral dishwasher and space for fridge freezer.

FIRST FLOOR

Landing

Storage on landing includes both hot press and storage cupboard. Access to roof space via slingsby style ladder.

Bedroom 1

10'11" x 9'8" (3.33m x 2.95m)

Walk-In Wardrobe

9'6" x 8'10" (2.90m x 2.69m)

(Could be made back into bedroom 4). Integrated wardrobes and storage.

En-suite

Fully tiled en-suite. Includes shower cubicle with electric shower, low flush WC and vanity unit. Chrome towel radiator.

Bedroom 2

9'8" x 7'10" (2.95m x 2.39m)

Bedroom 3

9'8" x 6'10" (2.95m x 2.08m)

Bathroom

5'8" x 5'8" (1.75m x 1.73m)

Modern fitted three piece suite comprising panelled bath with mains shower over, vanity unit and WC. Fully tiled walls and panelled walls to bath.

EXTERNAL

Front garden in lawn.

Twin private driveways in stone.

Low maintenance enclosed rear garden in artificial grass and paved patio area. Separate storage area to side.

Boiler house with oil fired central heating boiler.

Outside tap and lighting.

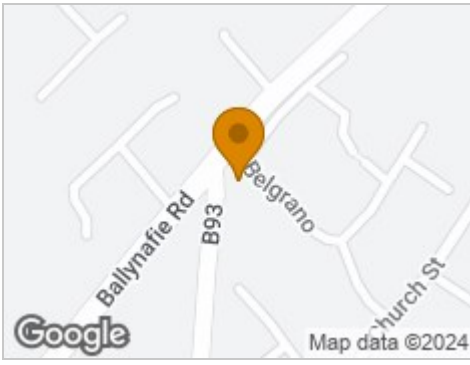
Detached Garage

17'6" x 10'9" (5.33m x 3.28m)

Currently being used as a utility area, plumbed for washing machine and tumble dryer. Stainless steel sink. Roller shutter door.



Road Map



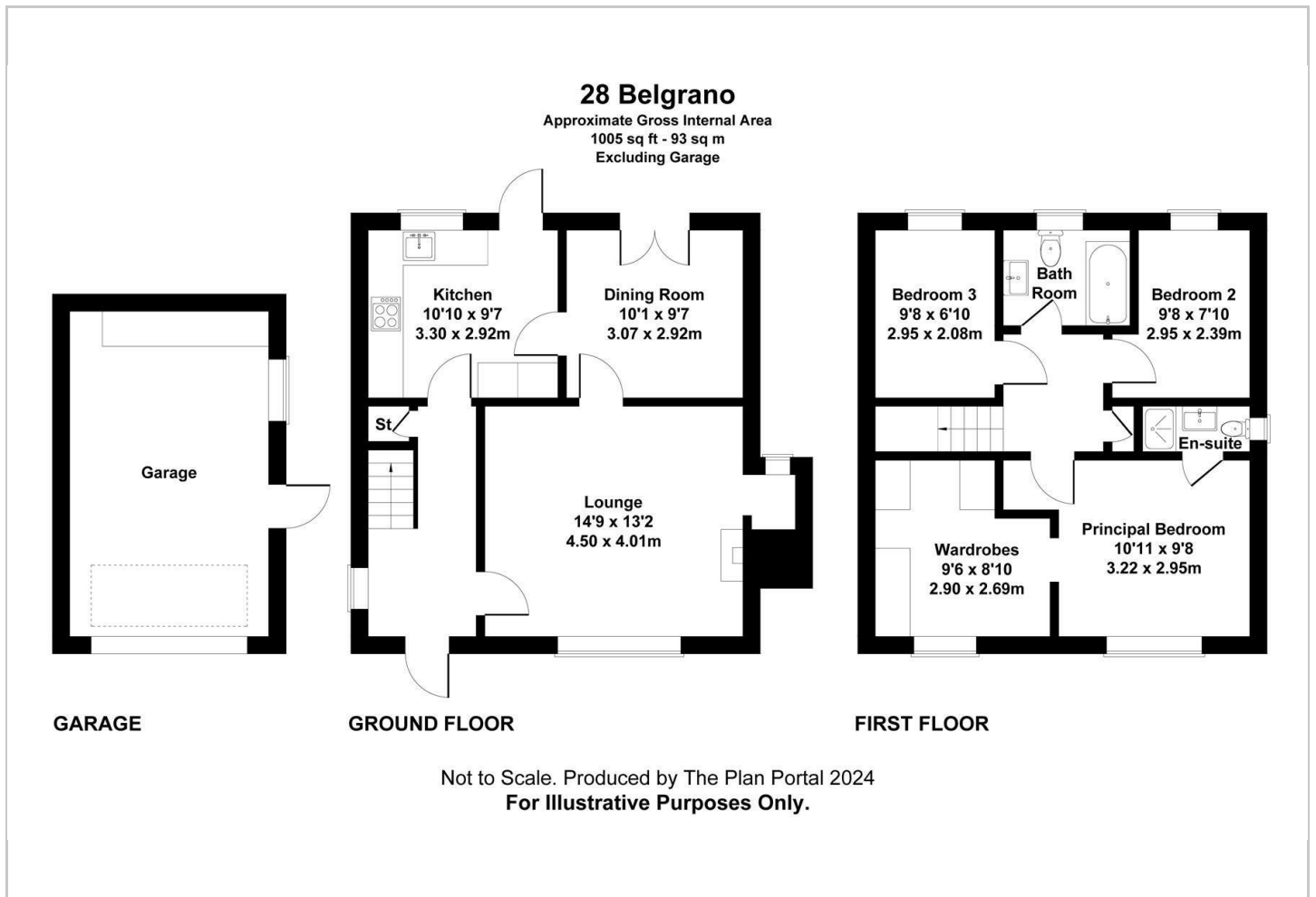
Hybrid Map



Terrain Map



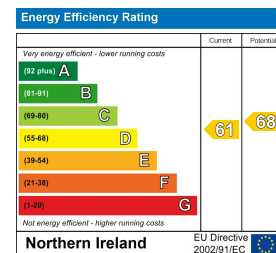
Floor Plan



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



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.