



## 2 Trinity Mews

Ahoghill, Ballymena, BT42 1FJ

Offers Around £154,950



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## ACCOMMODATION

### ENTRANCE HALL

Hardwood front door. Stairwell to upper floors.

### HALLWAY

Hardwood double doors to lounge.

### LOUNGE

13'5" x 19'7" (4.09m x 5.97m)

Focal point open fire with timber surround on granite hearth. Wood laminate floor covering. Dual aspect windows.

### KITCHEN WITH INFORMAL DINING AREA

19'6" x 15'9" (5.94m x 4.80m)

widest points. Modern fitted shaker style kitchen with high and low level storage units and contrasting work surfaces. Integrated appliances to include electric hob and oven with extractor fan over, dishwasher and fridge freezer. Space for washing machine. Oil fired central heating combi boiler (housed). Stainless steel sink unit. Free standing range oven (gas hob not connected).

### FURNISHED CLOAKROOM

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

### FIRST FLOOR

### LANDING

Access to floored roof space.

### PRINCIPAL BEDROOM

13'5" x 12'8" (4.09m x 3.86m)

### EN-SUITE

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

### WALK-IN WARDROBE

7'7" x 6'8" (2.31m x 2.03m)

Range of built in storage and shelving.

### BEDROOM 2

11'2" x 16'8" (3.40m x 5.08m)

widest points.

### BEDROOM 3

13'0" x 9'4" (3.96m x 2.84m )

widest points.

### FAMILY BATHROOM

Modern fitted four piece suite comprising corner panelled bath, shower cubicle with mains shower over, pedestal wash hand basin and WC. Fully tiled walls to shower and quality vinyl floor covering.

### EXTERNAL

Allocated parking.

Expansive mature communal grounds in lawn with array of trees and shrubs.

Countryside views.



## Road Map



## Hybrid Map

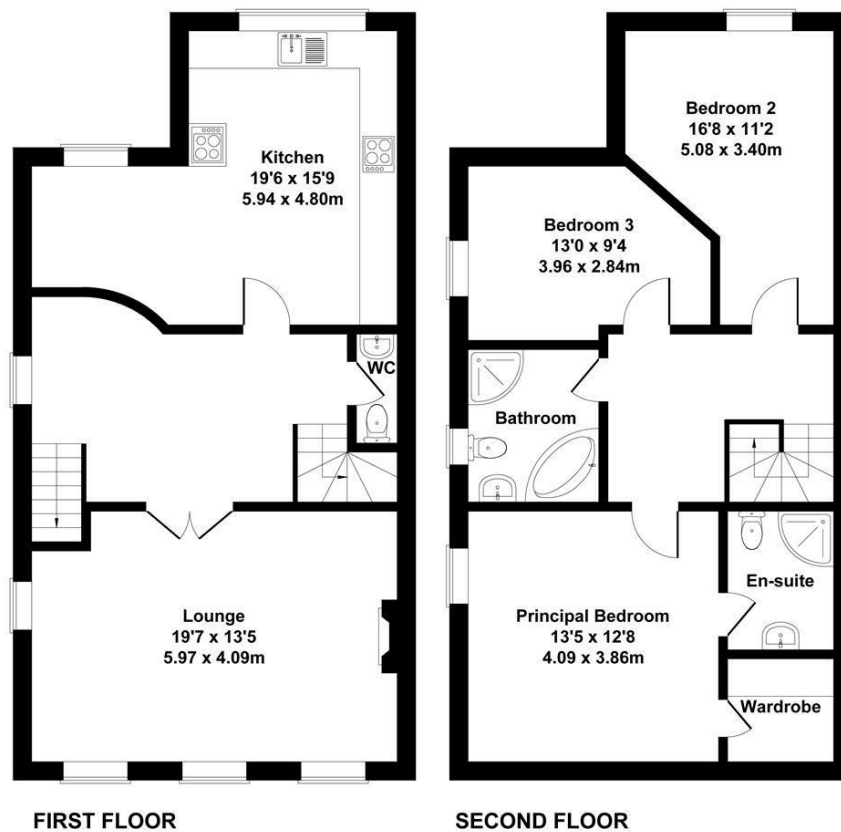


## Terrain Map



## Floor Plan

### 2 Trinity Mews

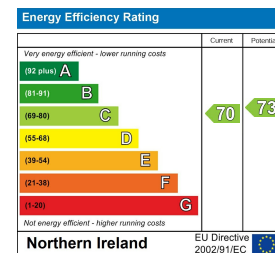


Not to Scale. Produced by The Plan Portal 2024  
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## Viewing

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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