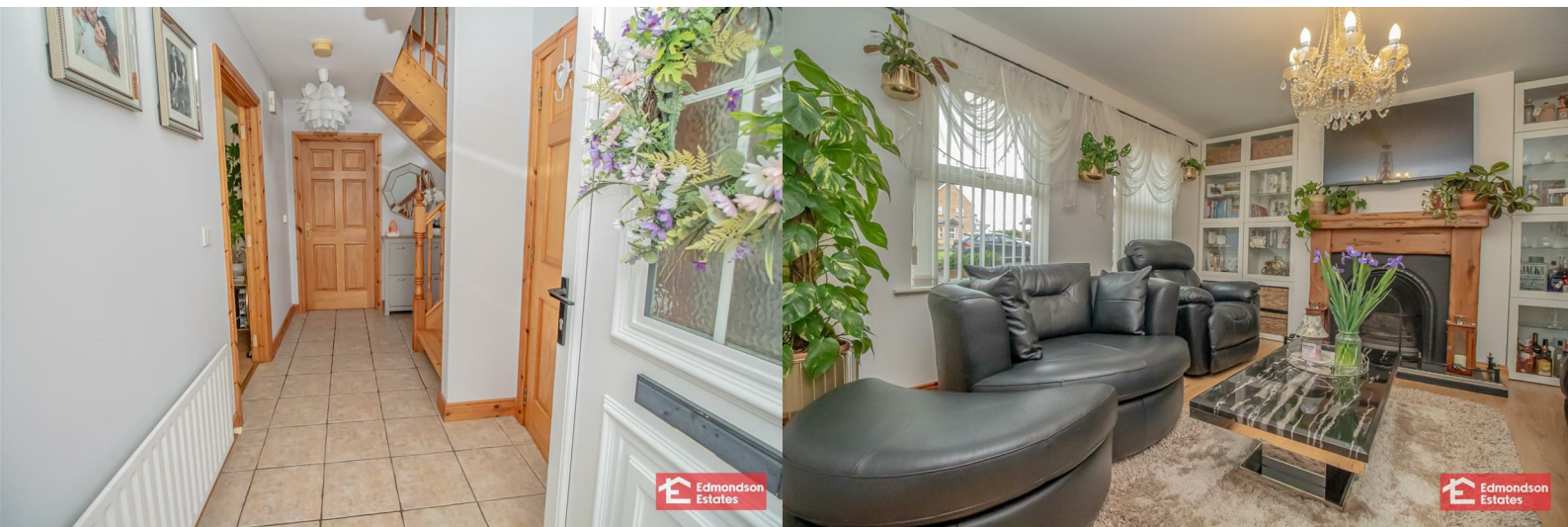




20 Churchfields

Rasharkin, Ballymena, BT44 8TP

Offers Around £162,500



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC Double glazed front door. Tiled floor. Stairwell to first floor. Tiled floor.

FURNISHED CLOAKROOM

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

LOUNGE

14'0 x 13'8 (4.27m x 4.17m)

widest points. Quality wood laminate floor covering. Focal point open fire with timber surround on slate hearth.

KITCHEN WITH INFORMAL DINING AREA

16'8 x 13'2 (5.08m x 4.01m)

widest points. Modern fitted kitchen with high and low level storage units and contrasting work surfaces. Integrated appliances to include fridge and freezer, dishwasher, 4 ring electric hob and oven with stainless steel extractor canopy over. Stainless steel sink unit. Tiled floor.

SUNROOM

10'7 x 9'7 (3.23m x 2.92m)

PVC double glazed French doors to rear garden. Tiled floor. Open to kitchen.

UTILITY ROOM

6'3 x 5'9 (1.91m x 1.75m)

Matching units and work surface to kitchen. Stainless steel sink unit. Space and plumbed for washing machine and tumble dryer. PVC double glazed side door. Tiled floor.

FIRST FLOOR

LANDING

Access to store and roof space. Wood laminate floor covering.

PRINCIPAL BEDROOM

12'11 x 11'11 (3.94m x 3.63m)

widest points. Wood laminate floor covering.

DELUXE EN-SUITE

Modern fitted three piece suite comprising shower cubicle with electric shower over, vanity unit and WC. Fully tiled walls and tiled floor. Chrome towel radiator. Underfloor heating.

BEDROOM 2

13'3 x 8'3 (4.04m x 2.51m)

Wood laminate floor covering.

BEDROOM 3

9'9 x 8'3 (2.97m x 2.51m)

FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath, vanity unit and WC.

EXTERNAL

Private driveway in decorative stone and galvanised steel entrance gates.

Spacious rear garden in lawn with paved patio area.

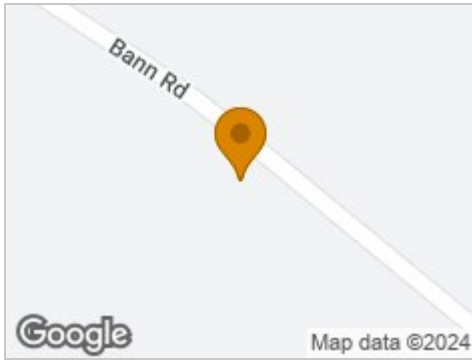
Oil fired central heating boiler (housed).

PVC fascia, soffits and rainwater goods.

Outside tap and lighting. Metal shed.



Road Map



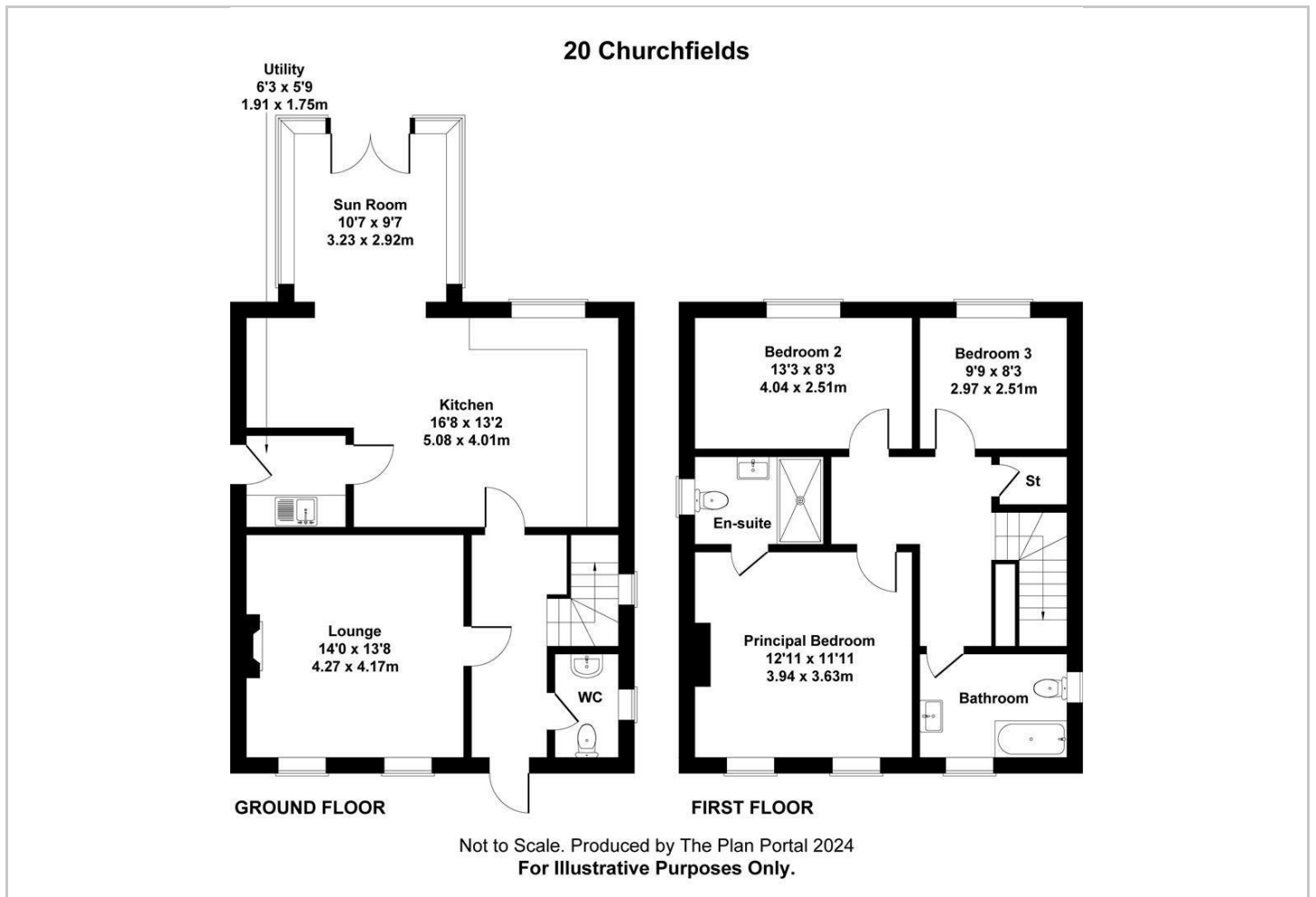
Hybrid Map



Terrain Map



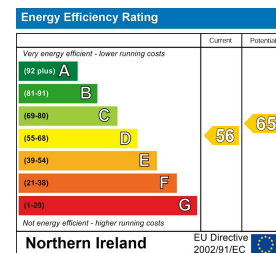
Floor Plan



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.