



## 18 Woodcroft Brae

Ballymena, BT42 1FY

Offers Around £315,000



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Hardwood front door with double glazed side screens. Stairwell to first floor. Tiled floor.

#### LOUNGE

17'4 x 13'1 (5.28m x 3.99m)

Focal point multi-fuel stove in Inglenook style recess with brick surround. Tiled floor.

#### FAMILY ROOM

13'0 x 10'10 (3.96m x 3.30m)

Tiled floor. Hardwood glazed double doors to hallway.

#### FURNISHED CLOAKROOM

Modern fitted two piece suite comprising vanity unit and WC. Tiled floor. Chrome towel radiator.

#### OPEN PLAN KITCHEN/LIVING/DINING AREA

28'3 x 25'5 (8.61m x 7.75m)

Modern fitted 'Farmhouse style' kitchen with high and low level storage units and contrasting granite work surfaces. Inlaid twin Belfast sink. Rangemaster range oven with 6 ring gas hob with extractor fan over in feature brick surround. Space for American style fridge freezer. Matching upstands. Open plan to living area with focal point gas stove in Inglenook style recess and PVC double glazed French doors to patio area.

#### UTILITY ROOM

Matching low level units and work surface to kitchen. Space for washing machine and tumble dryer. Inlaid

Belfast sink. Hardwood rear door. Access to store. Tiled floor.

### FIRST FLOOR

#### LANDING

Access to hot press.

#### PRINCIPAL BEDROOM

14'5 x 11'4 (4.39m x 3.45m)

Jack & Jill style en-suite with main bathroom.

#### BEDROOM 2

13'1 x 11'1 (3.99m x 3.38m)

widest points. Built in eaves storage.

#### BEDROOM 3

13'1 x 12'0 (3.99m x 3.66m)

Built in eaves storage.

#### FAMILY BATHROOM

Modern fitted four piece suite comprising bath with tiled surround, 'walk-in' shower enclosure with mains shower and drench shower head over, vanity unit with 'his and hers' sinks and WC. Fully tiled walls and tiled floor. Chrome towel radiator.

#### BEDROOM 4/STUDY

14'5 x 9'5 (4.39m x 2.87m)

Stairwell to second floor.

### SECOND FLOOR

#### BEDROOM 5

25'6 x 11'3 (7.77m x 3.43m)

widest points. Twin Velux windows. Access to eaves storage. Wood laminate floor covering.

## WALK-IN WARDROBE/SHOWER ROOM

11'2 x 8'9 (3.40m x 2.67m)

Space for shelving and storage. Tiled floor. Shower cubicle with electric shower over. Velux window.

## EXTERNAL

Front garden in lawn.

Private driveway in brick paviour.

Secluded rear garden in lawn with brick paviour patio area and raised timber decking area with Pergola.

Outside tap and lighting.

## DETACHED GARAGE

17'10 x 11'5 (5.44m x 3.48m)

Roller shutter door. Separate service door. Oil fired central heating boiler (pressurised system). Power and light.



For a  
**FREE INITIAL  
CONSULTATION**

CONTACT

**Tennielle McIlroy**

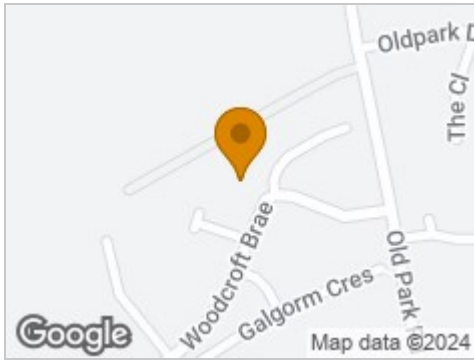
ON

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## Road Map



## Hybrid Map



## Terrain Map



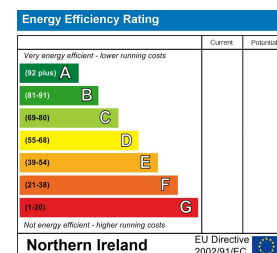
## Floor Plan



## 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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