



## 69 Rosedermot Road

Cloughmills, Ballymena, BT44 9NU

Offers Around £285,000



# 69 Rosedermot Road

Cloughmills, Ballymena, BT44 9NU

Offers Around £285,000



## GROUND FLOOR

### Hallway

Herring bone style laminate flooring.

### Lounge/ Bedroom 3

14'4" x 14'4" (4.39 x 4.39)

Carpeted. The Lounge would also lend itself very well to being bedroom 3, with the ground floor shower room adjacent.

### Kitchen Area

14'3" x 17'10" (4.35 x 5.46)

Herringbone styled laminate flooring. Kitchen units and central island to be installed. Please refer to layout plan. Please note these are for illustration purposes only and maybe subject to change.

### Dining Area

14'3" x 13'2" (4.36 x 4.03)

Double doors leading to the rear. Herringbone styled laminate flooring.

### Family Room

15'4" x 15'7" (4.69 x 4.76)

Herringbone styled laminate flooring.

### Utility Room

8'7" x 8'11" (2.63 x 2.72)

Proposed units to be installed. Back door.

### Shower Room

5'3" x 8'11" (1.62 x 2.72)

LFWC and WHB. Quadrant shower.

## FIRST FLOOR

Landing and Hotpress cupboard.

### Bedroom 1 - Front

9'5" x 17'10" (max) (2.88 x 5.45 (max) )

### En-suite

5'7" x 8'2" (1.72 x 2.50)

LFWC and WHB in vanity. Quadrant shower. Fully tiled.

### Walk in wardrobe

### Bedroom 2 - Front

9'5" x 19'2" (max) (2.88 x 5.85 (max))

Carpet.

### En-suite

5'7" x 8'3" (1.72 x 2.54)

LFWC and WHB in vanity. Quadrant shower. Fully tiled.

### Walk in wardrobe

## OUTSIDE

### Detached Garage

23'7" x 17'2" (7.20 x 5.25)

Pedestrian Door. Roller Door. Power & Lighting.

### Gardens & Paddock

Gardens to the front laid in lawns. Gated entrance. Decorative gravelled driveway parking area to rear. Paddock and re-wilded area and naturally fed pond.



Edmondson Estates



Edmondson Estates



Edmondson Estates



Edmondson Estates



Edmondson Estates

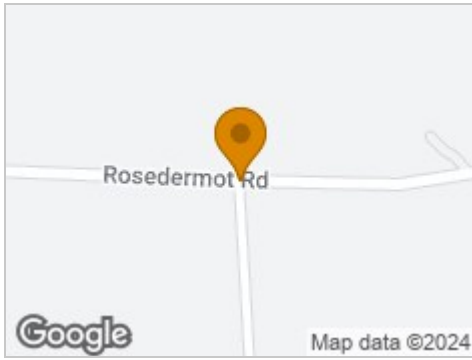


Edmondson Estates



Edmondson Estates

## Road Map



## Hybrid Map



## Terrain Map



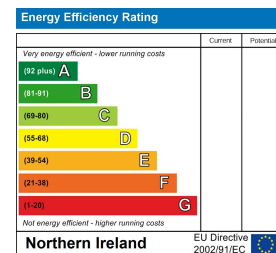
## Floor Plan



## 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.