



## 5. Springfields

Kells, Ballymena, BT42 3FJ

Offers Around £175,000



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

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

#### FURNISHED CLOAKROOM

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

#### LOUNGE

14'10 x 12'8 (4.52m x 3.86m)

Wood laminate floor covering.

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

29'8 x 19'11 (9.04m x 6.07m)

Modern fitted shaker style kitchen comprising high and low level storage units with contrasting worktops. 1 1/2 bowl stainless steel sink unit. Integrated 4 ring hob and oven with stainless steel extractor fan over. Integrated dishwasher and fridge freezer. Space for washing machine and tumble dryer. Part tiled walls. Tiled floor. PVC double glazed French doors leading to rear garden. Feature wall mounted electric fireplace.

### FIRST FLOOR

#### LANDING

Access to roof space. Hotpress.

#### MASTER BEDROOM

14'10 x 9'4 (4.52m x 2.84m )

Wall to wall fitted wardrobes in mirrored sliding doors.

#### EN SUITE

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

#### BEDROOM 2

12'4" x 10'8" (3.76m x 3.25m )

Wall to wall fitted wardrobes in mirrored sliding doors.

#### BEDROOM 3

11'2 x 8'1 (3.40m x 2.46m)

#### FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath, vanity unit and WC. Part tiled walls . Tiled floor . Chrome towel radiator.

#### EXTERNAL

Front garden laid in lawn.

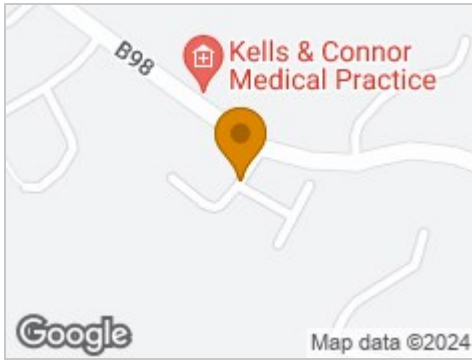
Private driveway laid in decorative stones.

Rear gardens laid in lawn with paved patio area.

Outside light and tap.



## Road Map



## Hybrid Map



## Terrain Map



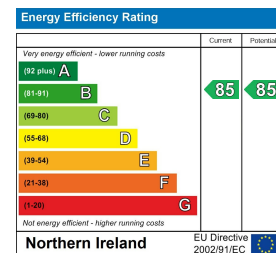
## Floor Plan



## 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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