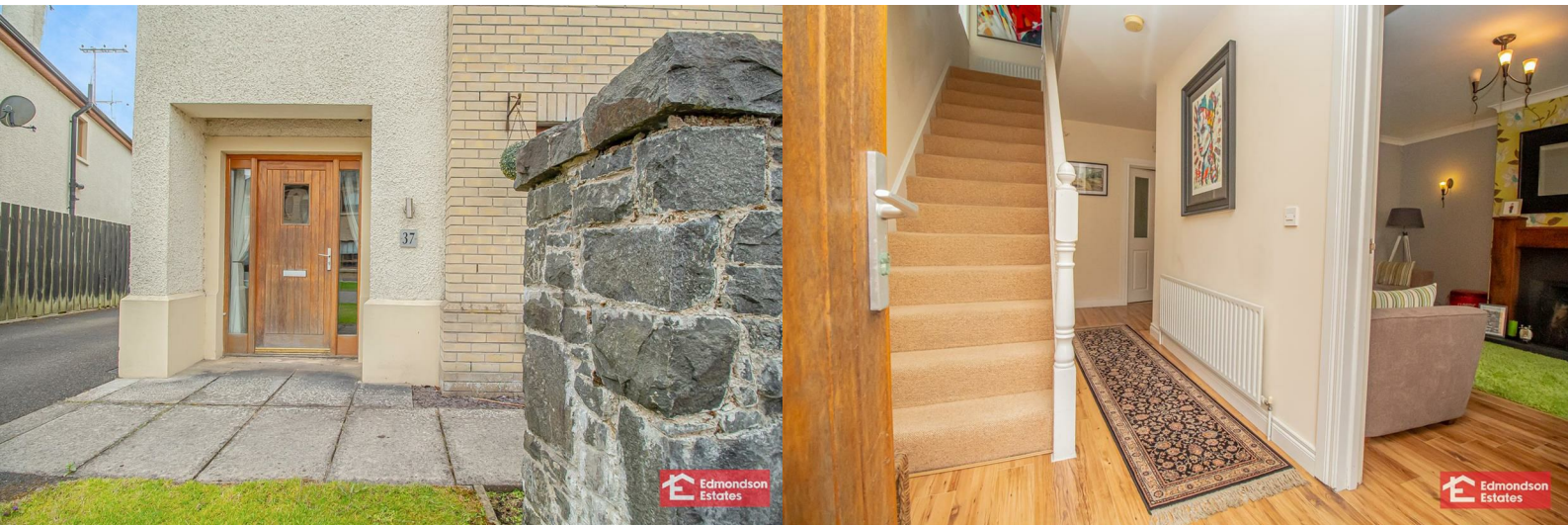




37 Millfields

Kells, Ballymena, BT42 3HF

Offers Around £164,950



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood double glazed front door with side screens. Wood laminate floor covering. Stairwell to first floor.

LOUNGE

15'7 x 12'8 (4.75m x 3.86m)

(widest points) Wood laminate floor covering. Focal point open fire with timber surround on slate tiled hearth.

FURNISHED CLOAKROOM

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

OPEN PLAN KITCHEN/LIVING/DINING AREA

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

Modern fitted shaker style kitchen with high and low level storage units and contrasting work surfaces. Integrated appliances to include fridge freezer, dishwasher and range oven with 5 ring gas hob and stainless steel extractor fan over. Stainless steel 1.5 bowl sink unit. Tiled floor. PVC double glazed French doors to garden.

UTILITY ROOM

6'4 x 5'11 (1.93m x 1.80m)

Matching low level storage and work surfaces. Stainless steel sink. Space for washing machine and tumble dryer. Hardwood double glazed side door. Tiled floor

FIRST FLOOR

LANDING

PRINCIPAL BEDROOM

12'4 x 12'1 (3.76m x 3.68m)

Views over countryside to rear.

EN-SUITE

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

BEDROOM 2

13'0 x 12'1 (3.96m x 3.68m)

BEDROOM 3

9'9 x 9'9 (2.97m x 2.97m)

widest points. Views over countryside to rear.

FAMILY BATHROOM

Modern fitted four piece suite comprising panelled bath, shower cubicle with electric shower over, wash hand basin and WC. Fully tiled walls to shower and tiled floor.

EXTERNAL

Private driveway in tarmac.

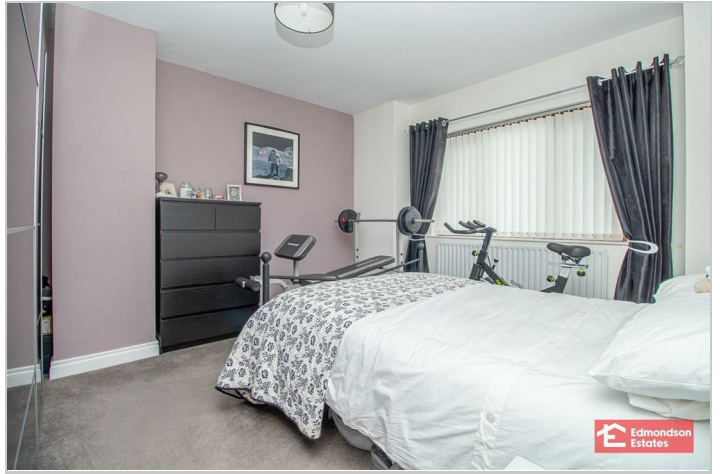
Secluded rear garden in lawn with paved patio area.

Oil fired central heating boiler (housed).

Timber shed. Outside tap and lighting.

PVC fascia, soffits and rainwater goods.

Views over countryside to rear.



Road Map



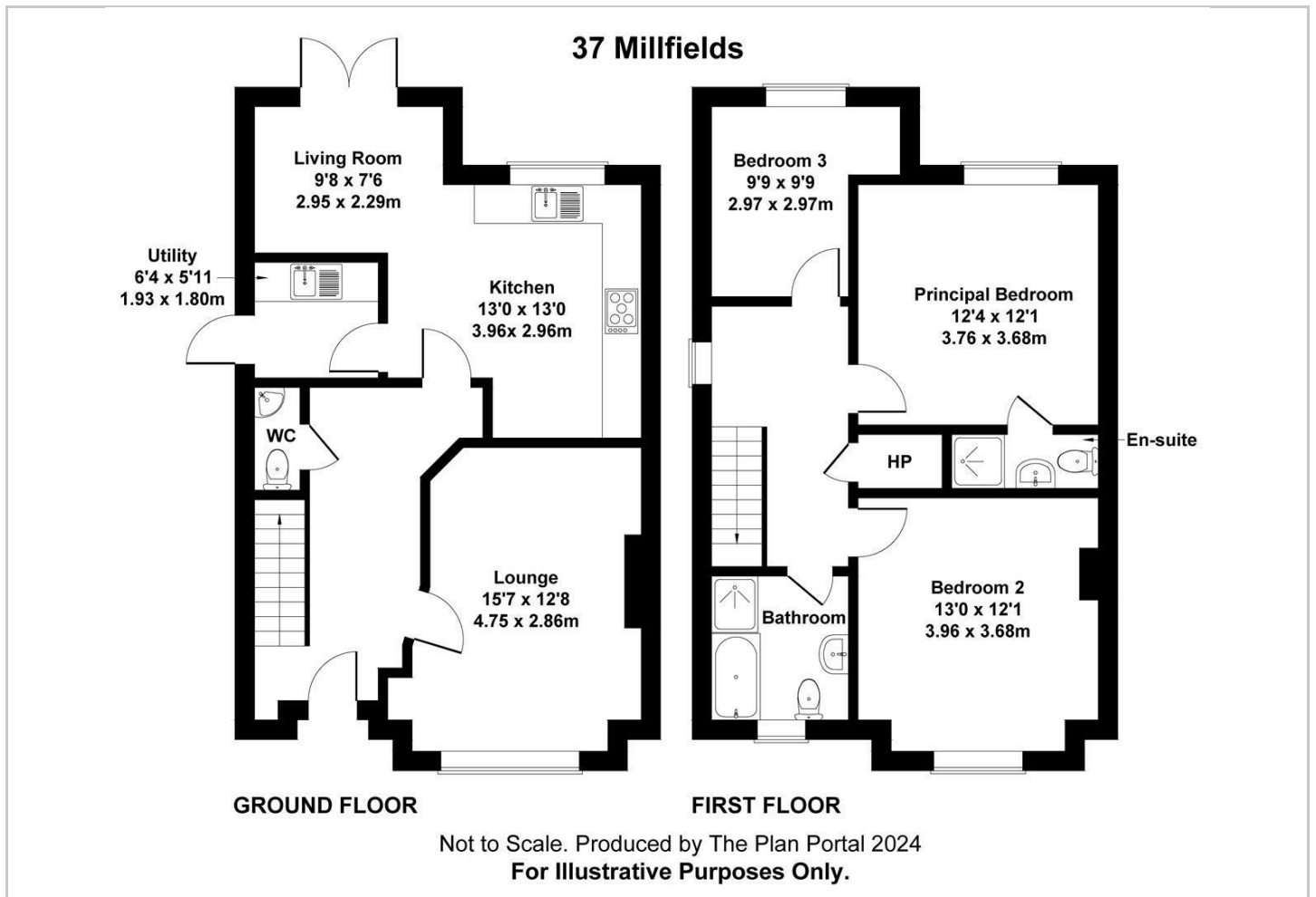
Hybrid Map



Terrain Map



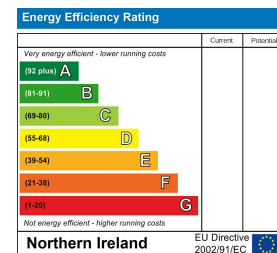
Floor Plan



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.