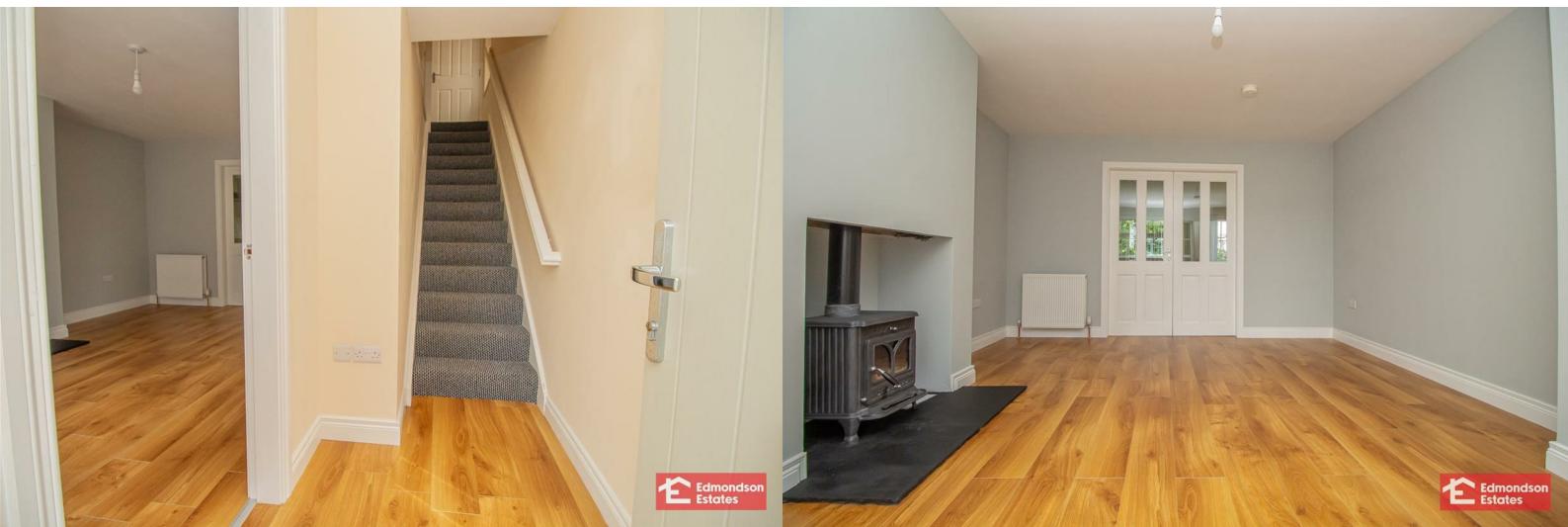




## 5 Brooklands Manor

Ballymena, BT42 2SR

Offers Over £159,950



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC front door. Wood laminate floor covering. Stairwell to first floor. Alarm panel.

#### LOUNGE

15'7 x 12'6 (4.75m x 3.81m)

widest points. Picture window to front elevation. Focal point wood burning stove in Inglenook style recess on slate hearth. Hardwood glazed double doors to kitchen. Wood laminate floor covering.

#### KITCHEN WITH INFORMAL DINING AREA

15'9 x 12'4 (4.80m x 3.76m)

widest points. Modern fitted shaker style kitchen with high and low level storage units and contrasting work surfaces. 1.5 bowl stainless steel sink unit. Integrated appliances to include fridge freezer, dishwasher, 4 ring electric hob and oven with stainless steel extractor fan over. Freestanding washing machine. Part tiled walls and tiled floor. PVC double glazed French doors to garden.

#### FURNISHED CLOAKROOM

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

### FIRST FLOOR

#### LANDING

Access to hot press and floored roof space via slingsby style ladder.

#### PRINCIPAL BEDROOM

12'1 x 9'1 (3.68m x 2.77m)

Views over countryside to the front.

#### EN-SUITE

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

#### BEDROOM 2

12'4 x 9'0 (3.76m x 2.74m)

#### BEDROOM 3

7'9 x 6'4 (2.36m x 1.93m)

Views over countryside to the front.

#### FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath, wash hand basin and WC. Chrome towel radiator. Part tiled walls.

#### EXTERNAL

Private driveway in tarmac.

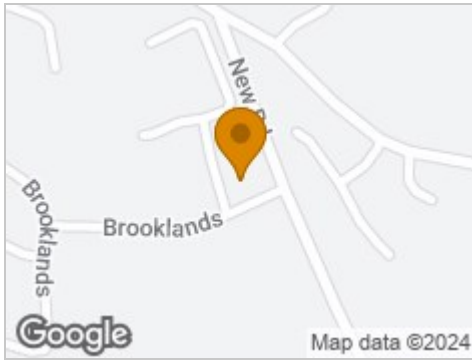
Secluded rear garden in lawn.

Outside tap and light.

Oil fired central heating boiler (pressurised system).



## Road Map



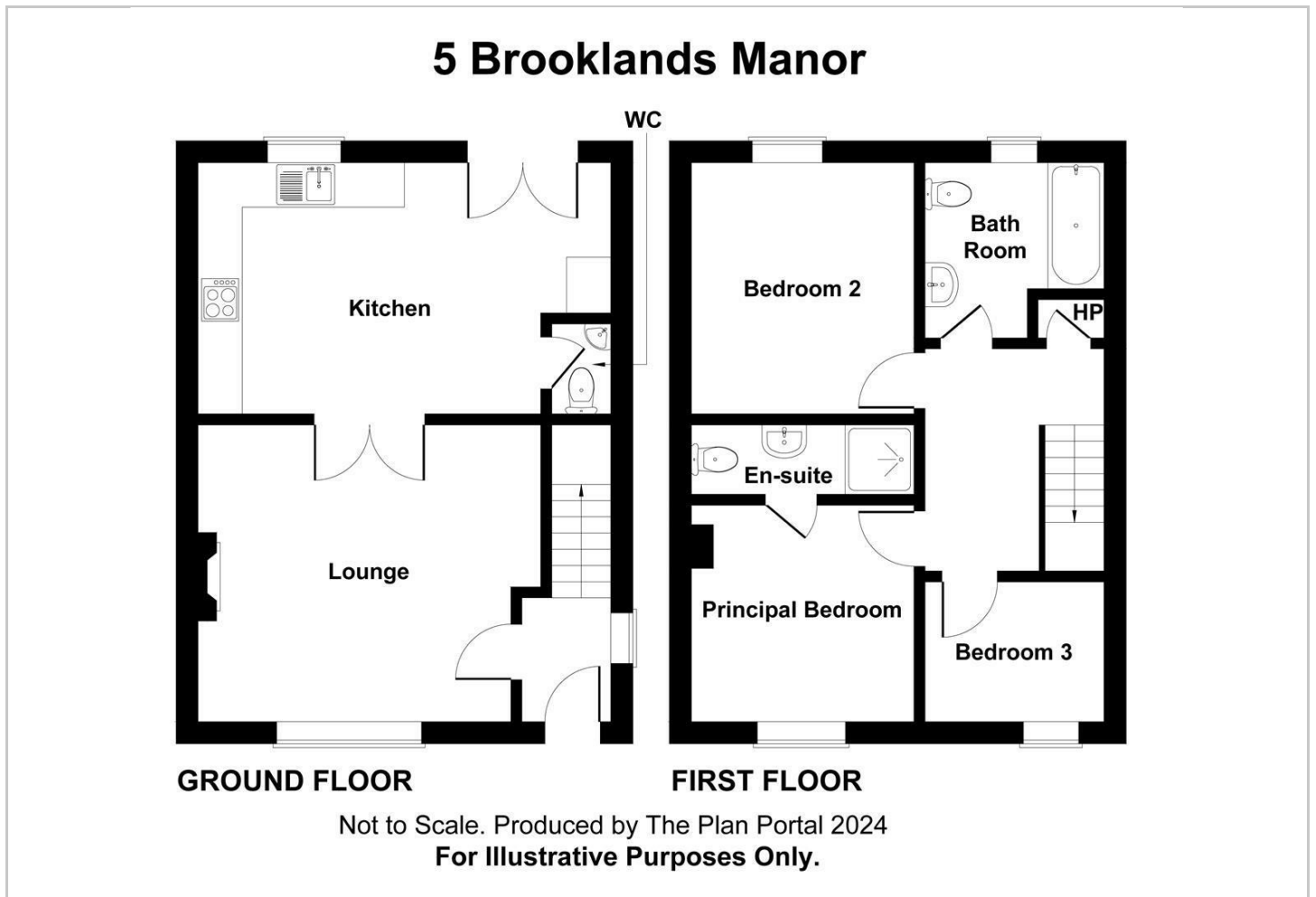
## Hybrid Map



## Terrain Map



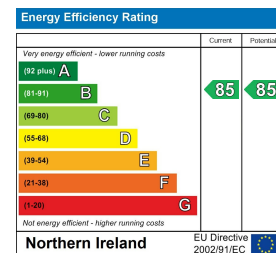
## Floor Plan



## 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.