



## 6 Brigadie Crescent

Ballymena, BT43 7ES

Offers Around £245,000



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## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

#### Living Room

19'2" x 12'11" (5.84 x 3.93)

Solid wood flooring with carpet section. Multi-Fuel Stove. Bay Window. Ceiling rose.

#### Bedroom 1 - Rear

11'7" x 11'9" (3.53 x 3.58)

Fitted robes. Laminate flooring

#### En-Suite

12'1" x 6'5" (3.68 x 1.96)

LFWC and WHB Electric Shower. White ceramic sink. Laminate flooring.

#### Kitchen / Dining/ Living Area

17'6" x 11'2" (5.34 x 3.41)

High and low level units with pelmet lighting. Stainless steel sink. Gas hob. Electric oven/grill and integrated appliances. Recessed spot lights Tiled Splashback and flooring. Tiled flooring in kitchen and space for family dining table. Multi-fuel stove. Solid Wood floor in Living section.

#### Utility Room

9'9" x 6'7" (2.98 x 2)

Low level units. Stainless steel sink. Space for tumble dryer and plumbed for washing machine. Back door.

### FIRST FLOOR

Landing.

#### Bedroom 2 - Rear

11'2" x 7'11" (3.4 x 2.42)

Built in storage. GFCH boiler with zoned heating. Laminate flooring.

#### Bedroom 3 - Front

11'2" x 10'6" (3.41 x 3.19)

Laminate flooring.

#### Family Bathroom

8'0" x 4'11" (2.45 x 1.5)

#### Bedroom 4 - Rear

11'2" x 7'7" (3.41 x 2.32)

#### Attached Garage

10'0" x 11'10" (3.05 x 3.61)

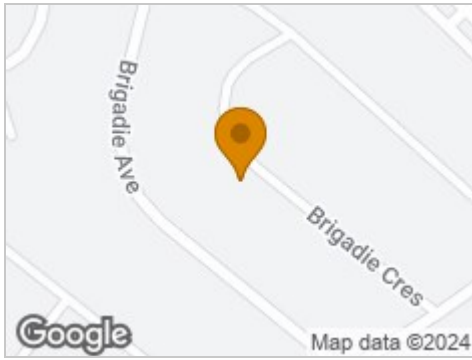
Power and lighting. Electric roller door. Access to storage area in loft.

### OUTSIDE

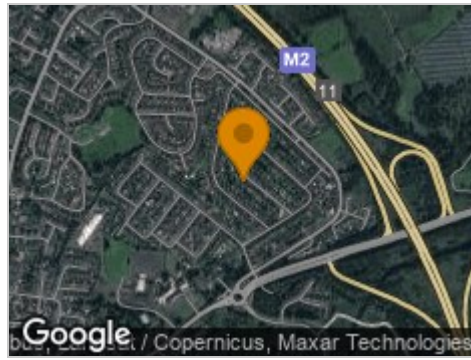
Gardens to front laid in lawns. Tarmacked driveway and parking area for multiple vehicles. Substantial and fully enclosed gardens to the rear laid in lawns. Patio area. Bin store.



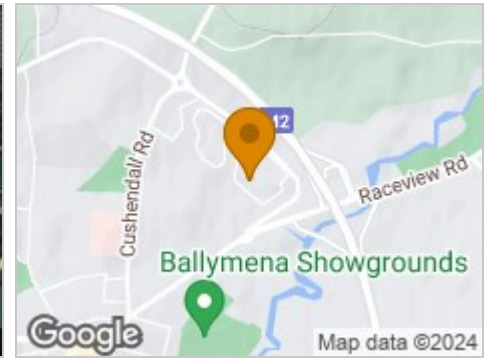
## Road Map



## Hybrid Map



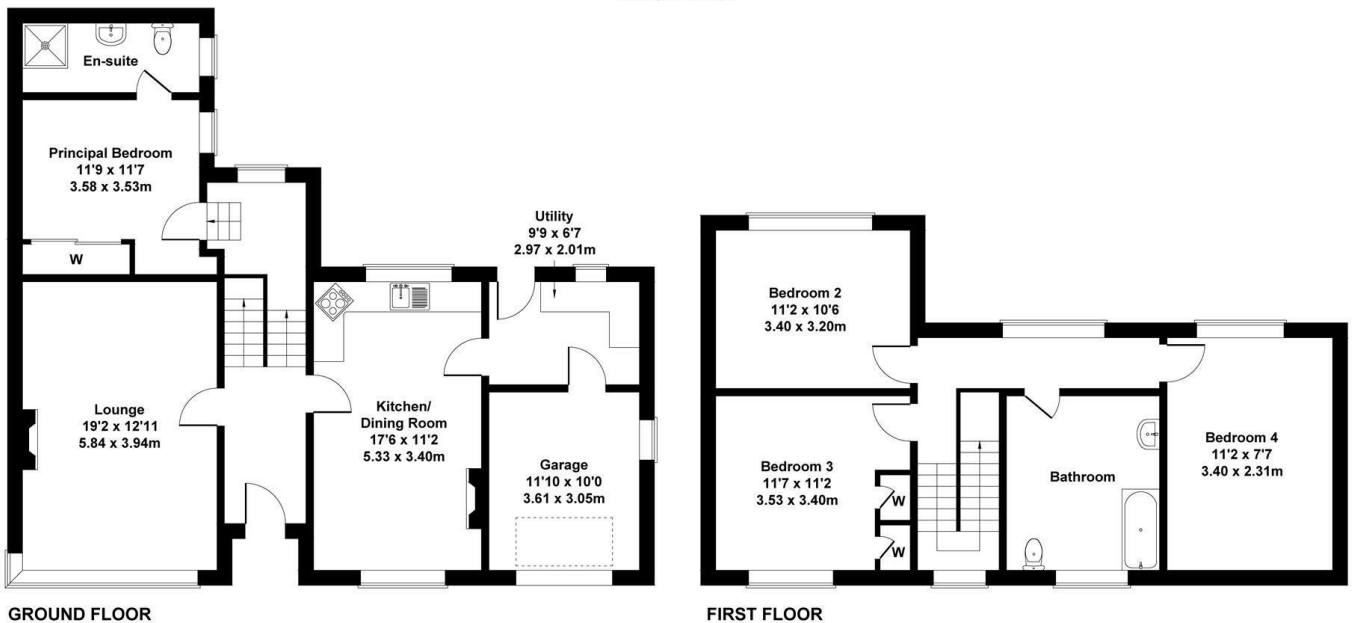
## Terrain Map



## Floor Plan

### 6 Brigadie Crescent

Approximate Gross Internal Area  
1740 sq ft - 162 sq m

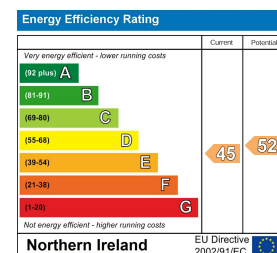


Not to Scale. Produced by The Plan Portal 2024  
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## Viewing

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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