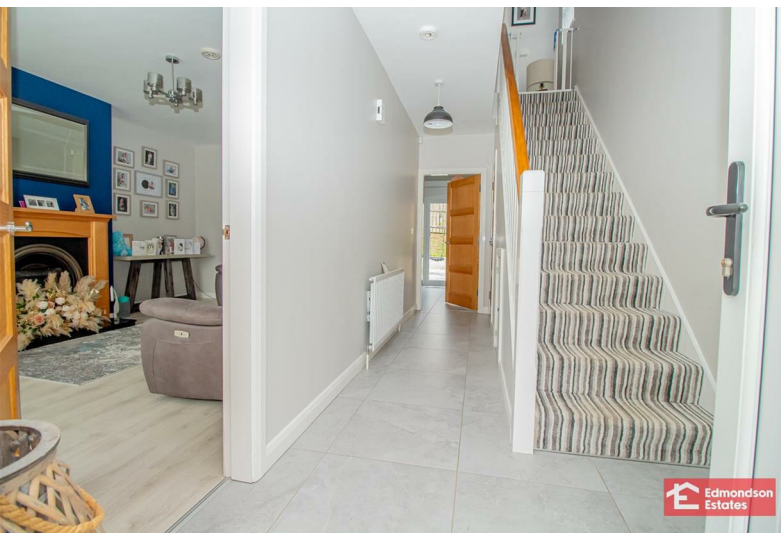




## 37 Sandhurst Manor

Galgorm, Ballymena, BT42 1FG

Offers Around £179,950



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed front door. Stair well to first floor. Access to under stair store. Alarm panel. Tiled floor.

#### LOUNGE

17'3 x 11'11 (5.26m x 3.63m)

widest points. Focal point open fire with timber surround on granite hearth. Wood laminate floor covering.

#### KITCHEN WITH INFORMAL DINING AREA

18'10 x 9'8 (5.74m x 2.95m)

widest points. Modern fitted shaker kitchen with high and low level storage units and contrasting melamine work surfaces. Matching upstands. Integrated appliances to include fridge freezer, dishwasher and 4 ring electric hob and over with stainless steel extractor canopy over. Space and plumbed for dishwasher. Stainless steel 1.5 bowl sink unit. Glass splashback to hob. PVC double glazed French doors to rear garden. Tiled floor.

#### FURNISHED CLOAKROOM

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

### FIRST FLOOR

#### LANDING

Access to partially floored roof space and hot press.

#### BEDROOM 1

11'8 x 10'4 (3.56m x 3.15m)

widest points. Access to built in wardrobe.

#### BEDROOM 2

11'8 x 9'8 (3.56m x 2.95m)

Access to built in wardrobe.

#### BEDROOM 3

8'1 x 6'7 (2.46m x 2.01m)

#### FAMILY BATHROOM

Modern fitted 4 piece suite comprising panelled bath, shower cubicle with mains shower over, pedestal wash hand basin and WC.

#### EXTERNAL

Front garden in lawn.

Large private driveway in tarmac.

Spacious rear garden in lawn with paved patio area.

Oil fired central heating boiler.

Timber shed with power and light.

PVC fascia, soffits and rainwater goods.

Outside tap and light.



## Road Map



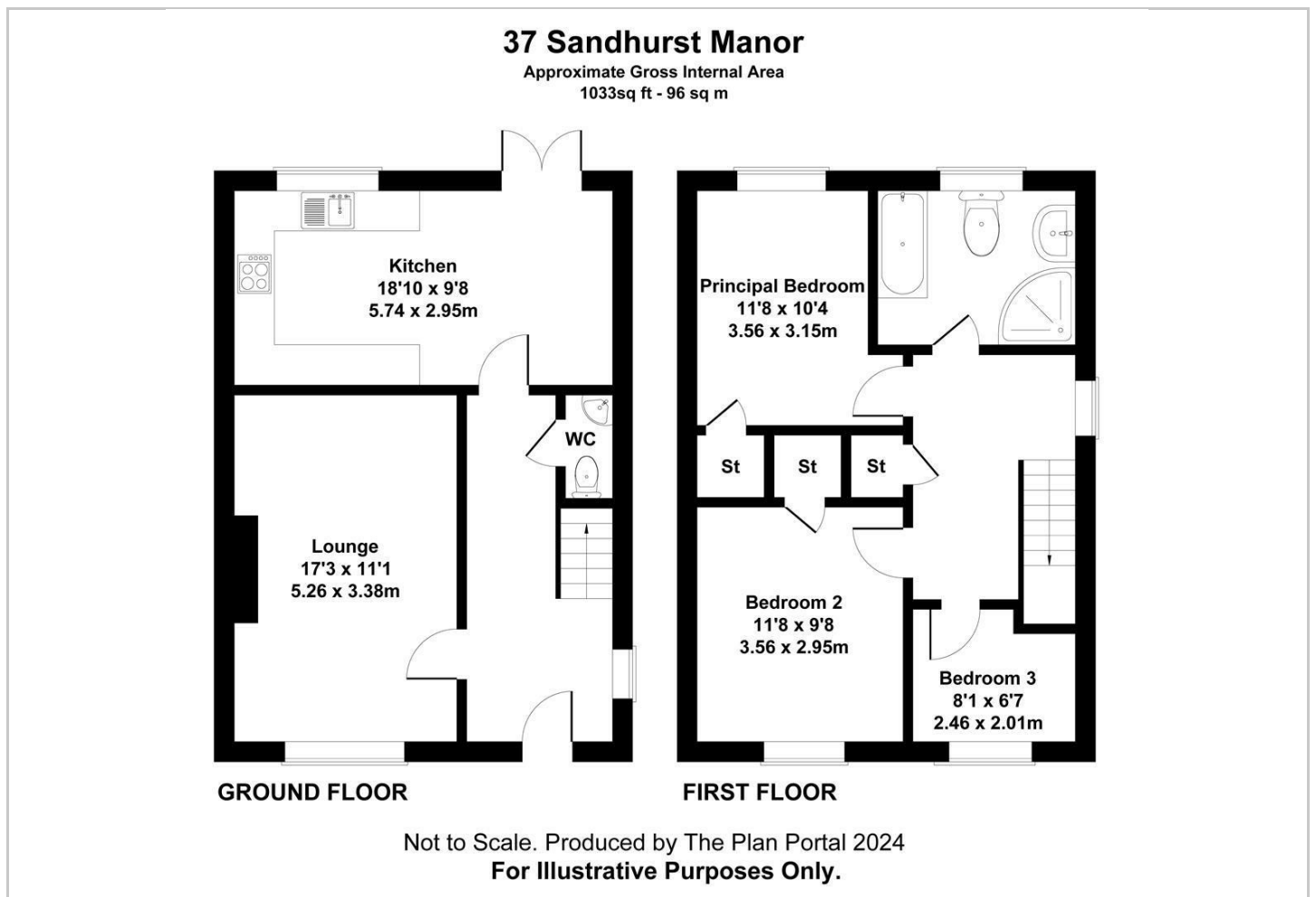
## Hybrid Map



## Terrain Map



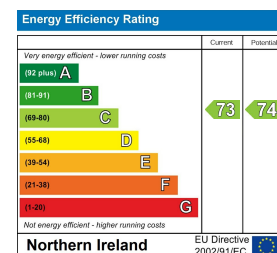
## Floor Plan



## 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.