



37 Farm Lodge, Ballymena, BT43 7DN

Offers in the region of £145,000

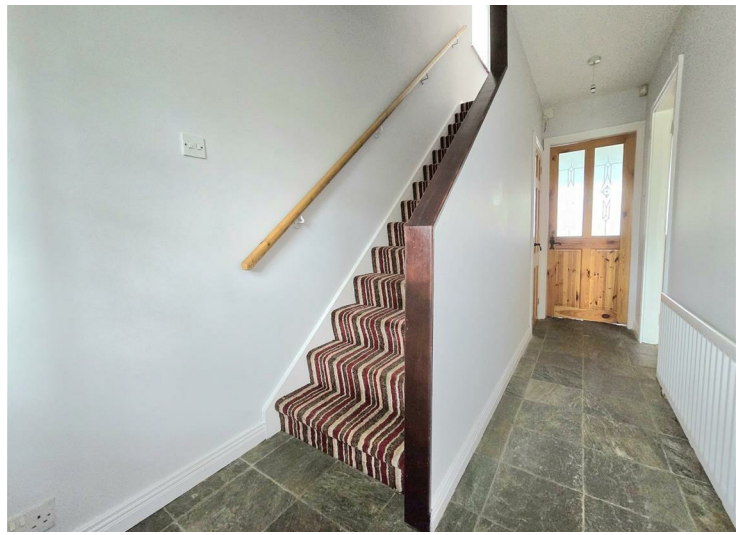


Located in a quiet residential development, a short walk from Ballymena Town Centre and the Ecos Centre Park, this three bedroom semi detached house offers easily maintained living accommodation in a very convenient location.

This property will likely be of particular interest to first time buyers and early viewing is recommended in order to avoid disappointment.

Property Features

- Semi Detached House
- Two reception rooms including a Living Room and Dining Room
- Modern fitted kitchen
- Three well proportioned first floor bedrooms
- Bathroom fitted with a bath (electric shower over), WC and WHB
- Oil fired heating system (condensing oil boiler)
- Double glazed hardwood windows
- Fully enclosed back garden, landscaped for easy maintenance
- Single Garage
- Located within easy walking distance of Ballymena Town Centre



Accommodation (Dimensions and Areas are approximate)

Ground Floor

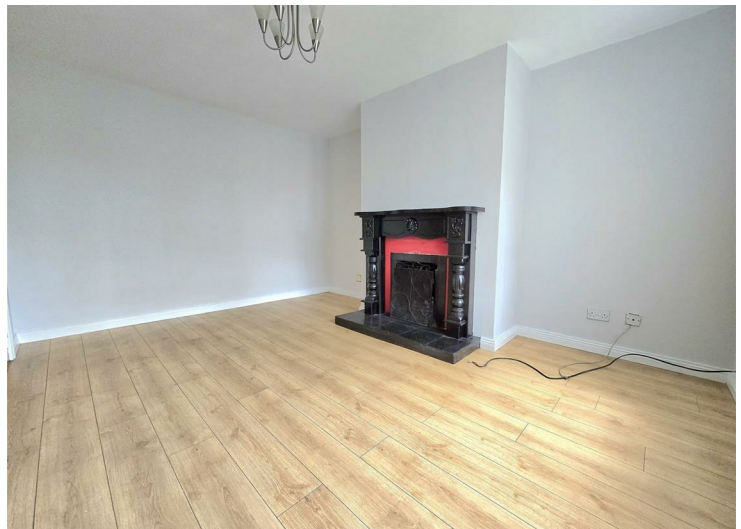
Entrance Hall 14'0" x 2'10" (4.29 x 0.87)

Hardwood front door.
Chinese slate flooring.
Under stairs storage.



Living Room 14'1" x 10'9" (4.31 x 3.28)

Adam style fireplace surround with a tiled hearth.
Wood effect laminate flooring.

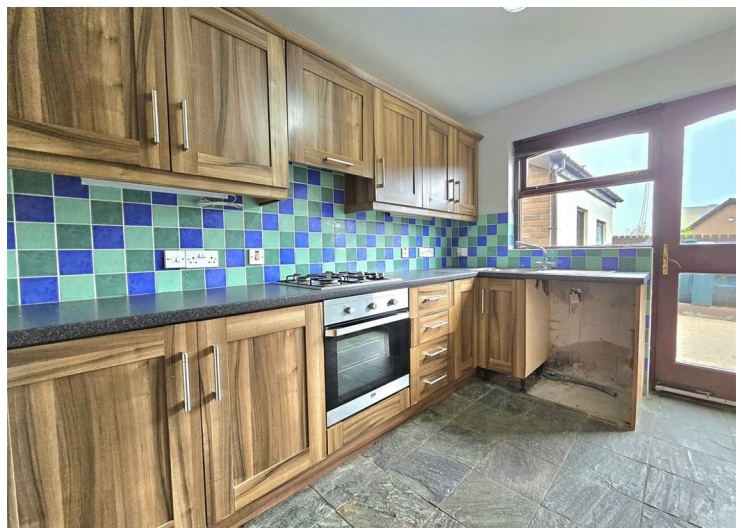


Kitchen 10'0" x 8'2" (3.05 x 2.51)

Fitted with a range of Walnut effect eye and low level units. Laminate work surfaces with tiled splashback areas over. Integrated gas hob and electric oven, with an integrated extractor fan over. Plumbed for washing machine with space for a fridge/freezer.
Chinese slate flooring. Hardwood back door.

Dining Room 9'10" x 8'4" (3.0 x 2.56)

Chinese slate flooring.



First Floor

Landing 10'4" x 7'2" (3.16 x 2.2)

Built in hot press.

Bedroom 1 13'5" x 9'5" (max) (4.1 x 2.88 (max))

Fitted wardrobes.
Wood effect laminate flooring.

Bedroom 2 10'9" x 9'5" (max) (3.28 x 2.88 (max))

Wood effect laminate flooring.

Bedroom 3 7'11" x 7'2" (max) (2.43 x 2.2 (max))

Built in wardrobe.

Wood effect laminate flooring.

Bathroom 6'8" x 5'6" (2.05 x 1.68)

Fitted with a white suite, including a bath with electric shower over, wash hand basin and WC.
Tiled splash back areas

Outside

Garage 15'3" x 12'0" (4.65 x 3.66)

Cloak room fitted with a W/C.

Rolled door.

Pedestrian door to the side.

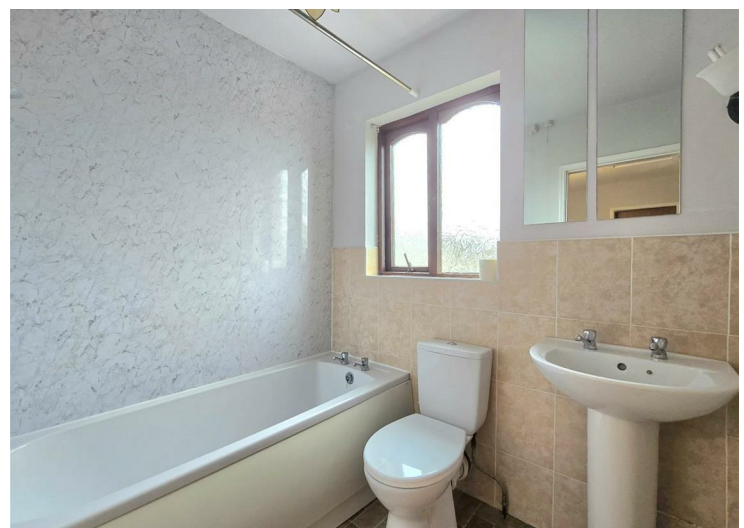
Condensing oil boiler.

Gardens

Front garden, laid in lawn.

Gravel driveway extending to the side.

Fully enclosed rear garden, hardscaped for easy maintenance.

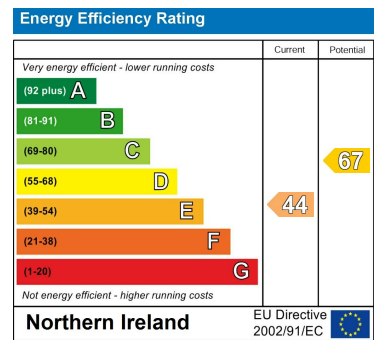




Area Map



Energy Efficiency Graph



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42 Mill Street, Ballymena BT43 5AE || 028 256 48829 || info@harryclarke.co.uk

