



## 29 Dans Road

Ballymena, BT42 2NA

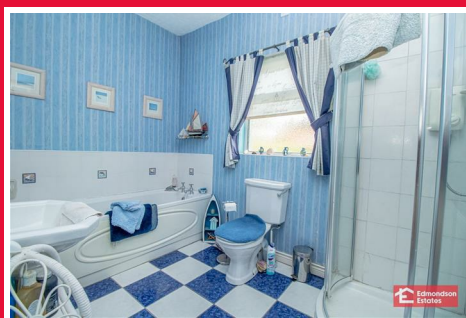
Offers Around £175,000



# 29 Dans Road

, Ballymena, BT42 2NA

Offers Around £175,000



## ACCOMMODATION

### ENTRANCE HALL

Hardwood front door. Access to store and hot press. Wood laminate floor covering.

### LOUNGE

13'9 x 10'0 (4.19m x 3.05m)  
widest points. Focal point open fire.

### BEDROOM 1

11'2 x 10'1 (3.40m x 3.07m)  
widest points.

### BEDROOM 2

### BEDROOM 3/STUDY

9'1 x 8'0 (2.77m x 2.44m )

### BATHROOM

Fitted four piece suite comprising panelled bath, shower cubicle with electric shower over, wash hand basin and WC. Part tiled walls and tiled floor. Access to dressing room.

### DRESSING ROOM

Access to wardrobe in mirrored sliding doors.

### KITCHEN WITH INFORMAL DINING AREA

19'11 x 8'4 (6.07m x 2.54m)

Fitted kitchen with high and low level storage units and contrasting work surfaces. Stainless steel 1.5 bowl sink unit. Space for fridge freezer, washing machine, tumble dryer and dishwasher. Integrated gas hob and oven with extractor fan over. Part tiled walls and tiled floor. PVC double glazed rear door.

### DINING ROOM

14'3 x 10'8 (4.34m x 3.25m)  
Sliding doors to family room.

### FAMILY ROOM

17'6 x 12'4 (5.33m x 3.76m)  
Focal point open fire.

### EXTERNAL

Front garden in lawn with array of trees and shrubs. Extensive rear garden in lawn with mature trees, plants and shrubs. Private driveway in tarmac. PVC fascia, soffits and rainwater goods. Outside tap and light.

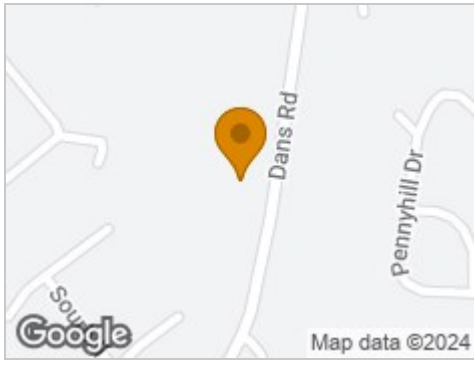
### DETACHED GARAGE

27'6 x 12'1 (8.38m x 3.68m)

Up and over door. Oil fired central heating boiler. Power and light.



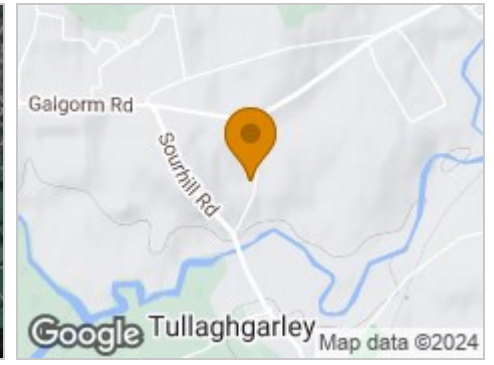
## Road Map



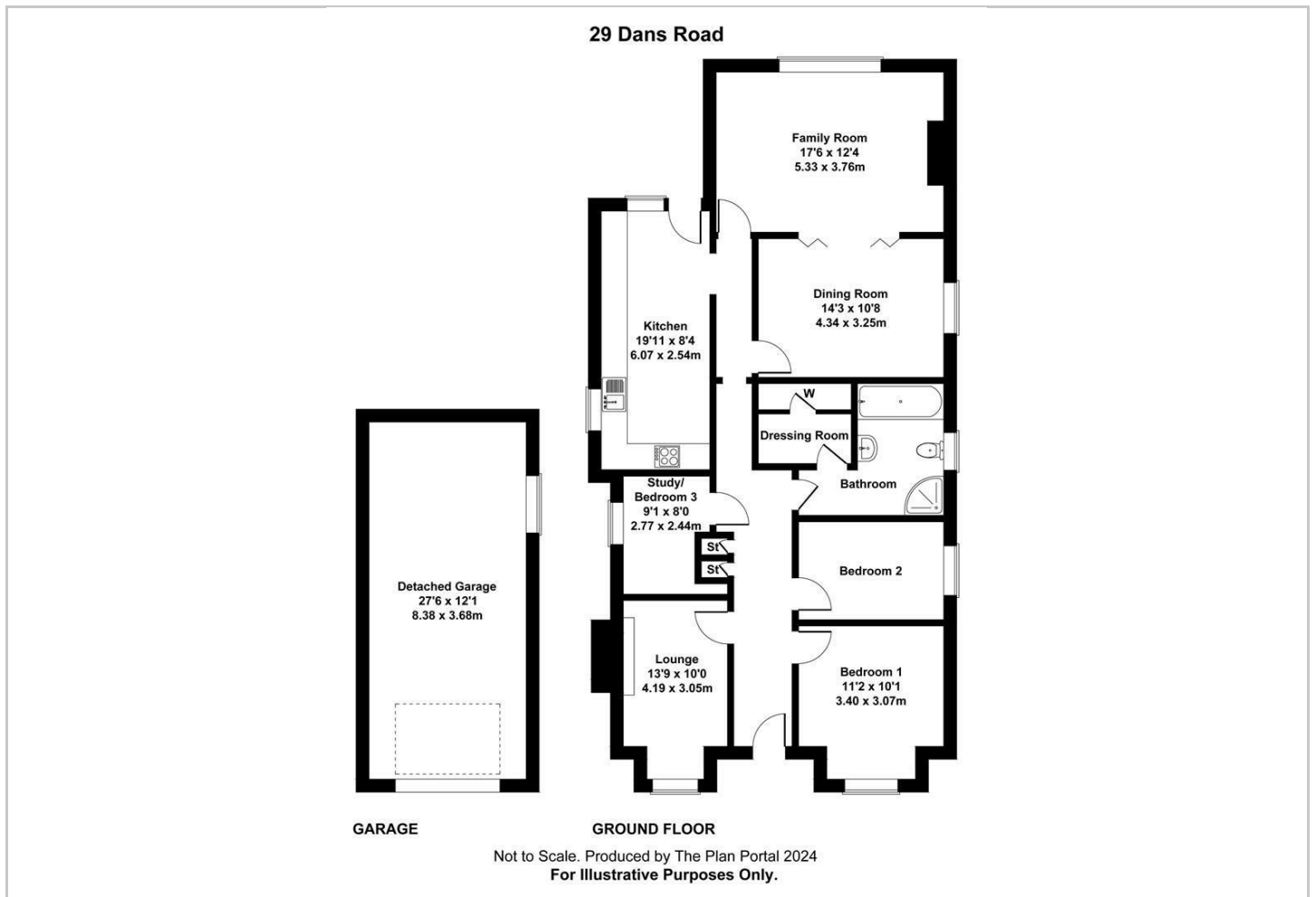
## Hybrid Map



## Terrain Map



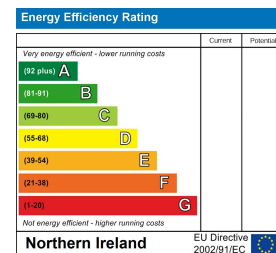
## Floor Plan



## 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.