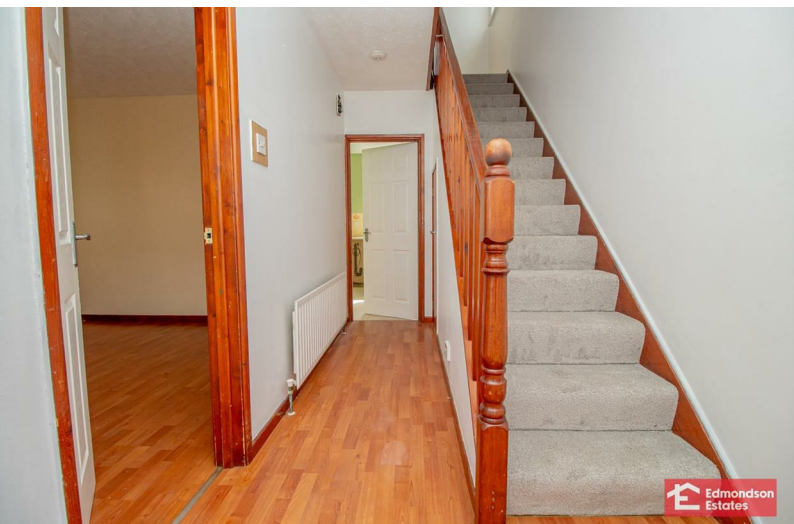
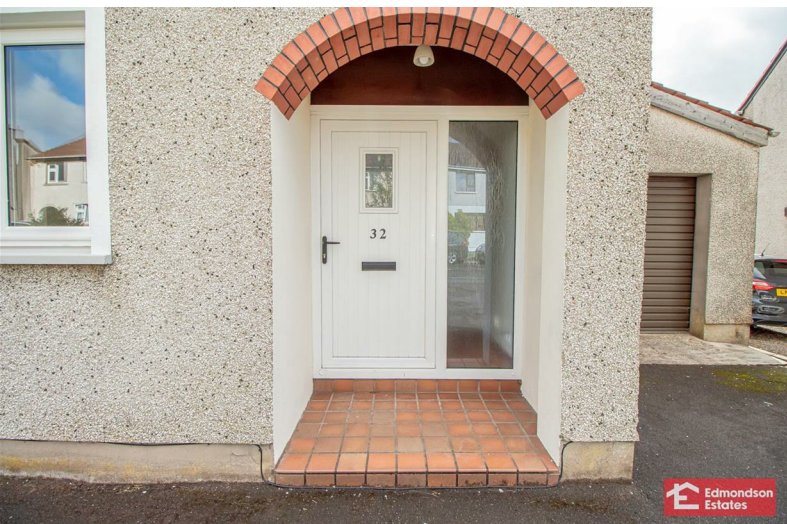




32 Dunfane Crescent

Ballymena, BT43 7NF

Offers Around £129,950



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed front door. and side screens. Wood laminate floor covering. Stairwell to first floor. Access to under stair store.

LOUNGE

15'9 x 11'0 (4.80m x 3.35m)

Focal point fireplace. Wood laminate floor covering.

KITCHEN WITH INFORMAL DINING AREA

17'4 x 9'11 (5.28m x 3.02m)

Modern fitted kitchen with high and low level storage units and contrasting work surfaces. Cooker. Stainless steel sink unit. Space for fridge freezer and dishwasher. PVC double glazed rear door. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space and hotpress.

BEDROOM 1

13'0 x 9'2 (3.96m x 2.79m)

Built in wardrobe.

BEDROOM 2

9'10 x 9'10 (3.00m x 3.00m)

Built in wardrobe.

BEDROOM 3

8'0 x 7'11 (2.44m x 2.41m)

FAMILY BATHROOM

Newly fitted three piece suite comprising panelled bath, pedestal wash hand basin and WC. Part tiled walls.

EXTERNAL

Front garden in lawn.

Private driveway.

Secluded rear garden in lawn with paved patio area. Outside tap and lighting.

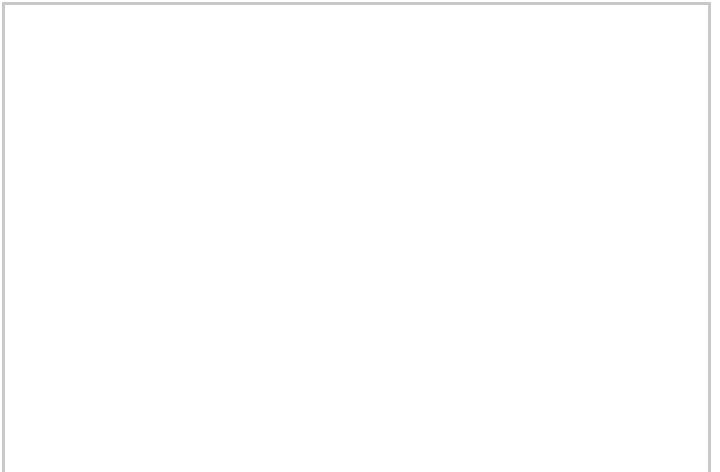
UTILITY ROOM

Oil fired central heating boiler. High and low level storage units and contrasting work surfaces. Stainless steel sink. Space for washing machine and tumble dryer. Service door to rear garden.

ATTACHED GARAGE

17'10 x 10'3 (5.44m x 3.12m)

Roller shutter door. Service door to utility room.



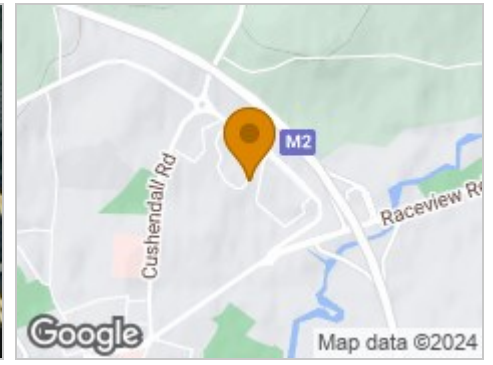
Road Map



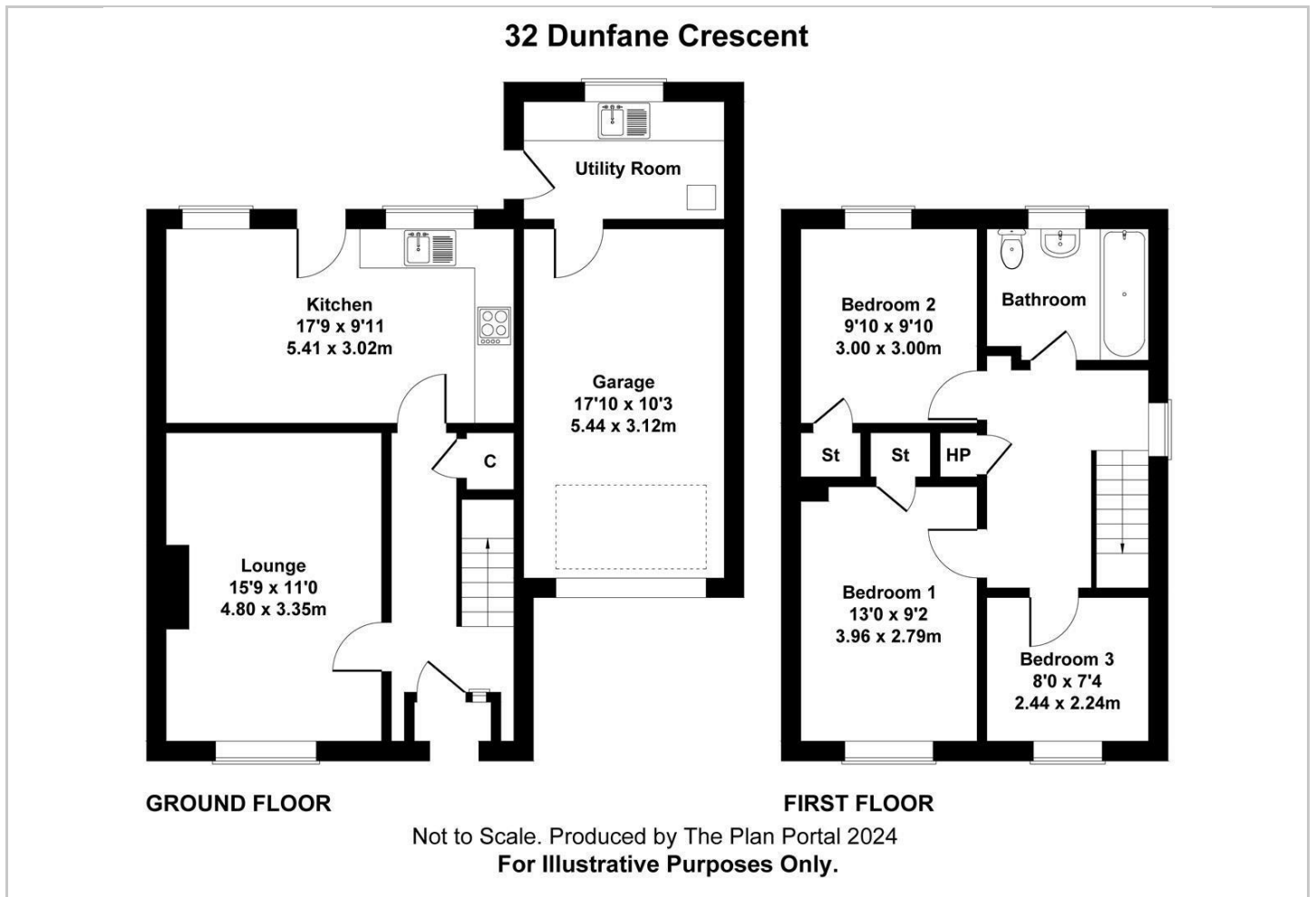
Hybrid Map



Terrain Map



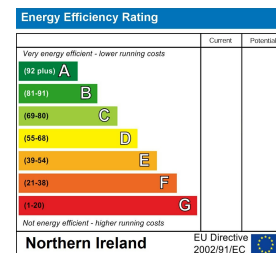
Floor Plan



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.