



22 Sandhurst Manor

Galgorm, Ballymena, BT42 1FG

Offers Over £215,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed front door with side screen. Stairwell to first floor. Access to store. Alarm panel. Tiled floor.

LOUNGE

14'10 x 14'3 (4.52m x 4.34m)

Solid wood flooring. Focal point gas fire with timber surround on slate hearth.

FAMILY ROOM

12'2 x 11'7 (3.71m x 3.53m)

Solid wood flooring. Dual aspect with box bay window.

KITCHEN WITH INFORMAL DINING AREA

15'3 x 13'3 (4.65m x 4.04m)

Modern fitted shaker kitchen with high and low level storage units and contrasting work surfaces. Stainless steel sink unit. Integrated Beko 4 ring induction hob and oven with extractor canopy over and dishwasher. Space for fridge freezer and washing machine. Part tiled walls and tiled floor. PVC double glazed rear door.

FURNISHED CLOAKROOM

Modern fitted 2 piece suite comprising wash hand basin and WC. Tiled floor,

FIRST FLOOR

LANDING

Access to partially floored roof space.

PRINCIPAL BEDROOM

14'3 x 10'4 (4.34m x 3.15m)

Wood laminate floor covering.

BEDROOM 2

12'4 x 11'9 (3.76m x 3.58m)

Wood laminate floor covering.

BEDROOM 3

13'3 x 8'9 (4.04m x 2.67m)

Wood laminate floor covering.

DELUXE FAMILY BATHROOM

Deluxe modern fitted four piece suite comprising freestanding bath, shower enclosure with electric shower over, vanity unit and WC. Access to hot press. Fully tiled walls. Towel rail.

EXTERNAL

Front and side gardens in lawn.

Private driveway in tarmac.

Low maintenance, south facing rear garden in decorative stone.

PVC fascia, soffits and rainwater goods.

Outside tap and lighting.

(Option to purchase garden room at additional cost).

DETACHED GARAGE

18'4 x 10'6 (5.59m x 3.20m)

Roller shutter door. Separate PVC double glazed service door. Power and light. Oil fired central heating boiler. Concrete flooring.



Road Map



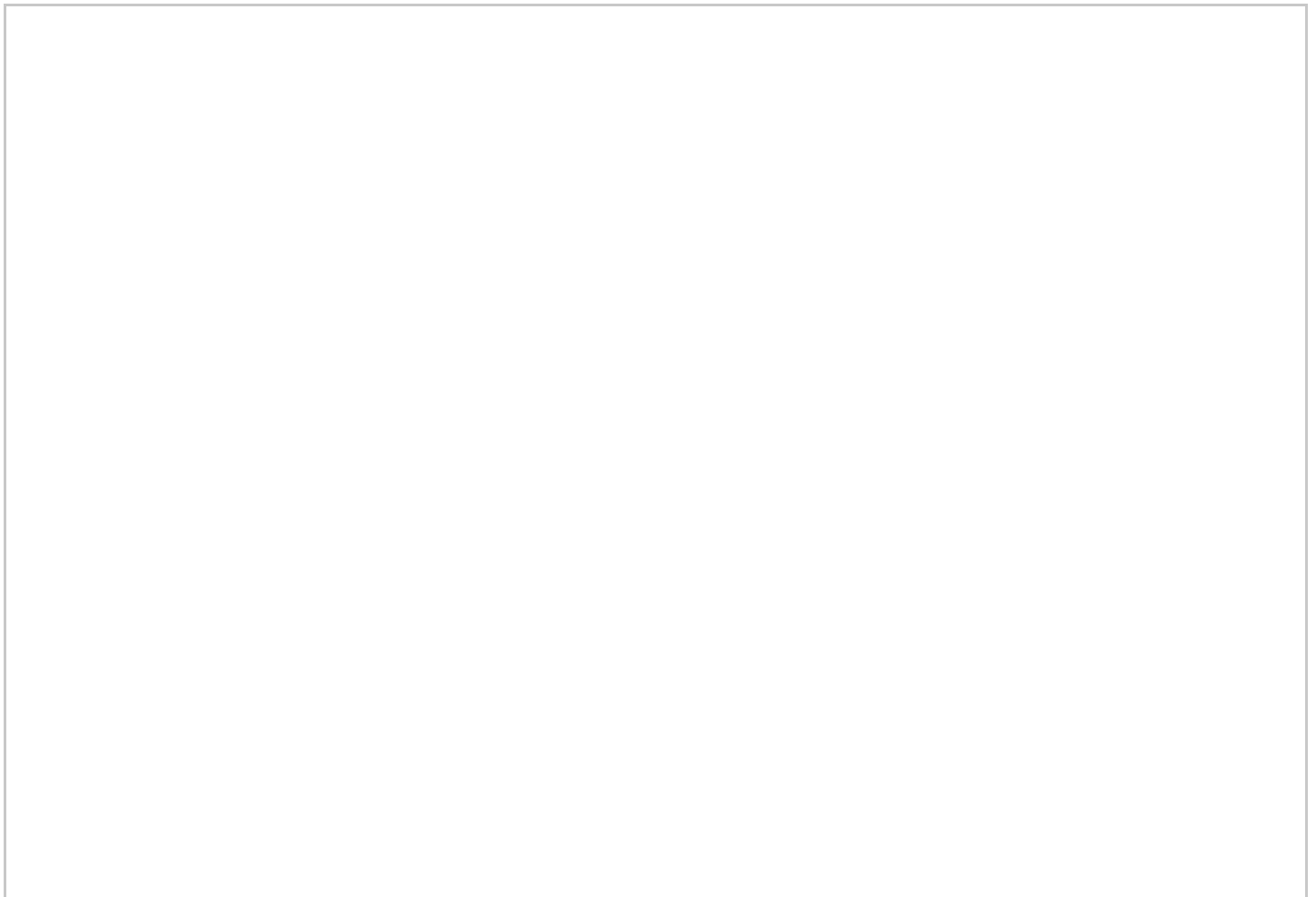
Hybrid Map



Terrain Map



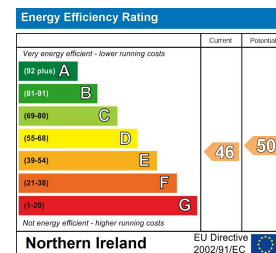
Floor Plan



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



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