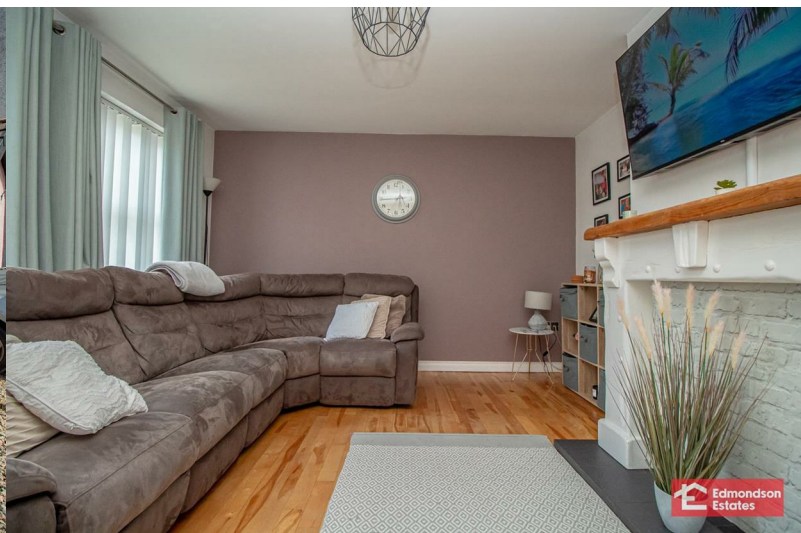




## 15 Glen Mews

Ballyclare, BT39 9GH

Offers Over £149,950



# 15 Glen Mews

, Ballyclare, BT39 9GH

Offers Over £149,950



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

PVC double glazed front door. Tiled floor. Glazed door to lounge.

#### LOUNGE

15'8 x 12'3 (4.78m x 3.73m)

widest points. Focal point fireplace with timber surround on slate tiled hearth. Solid wood flooring.

#### REAR HALL

Stairwell to first floor.

#### KITCHEN WITH INFORMAL DINING AREA

15'8 x 10'7 (4.78m x 3.23m)

Modern fitted shaker style kitchen with high and low level storage units and contrasting work surfaces. Integrated 4 ring induction hob and oven, with stainless steel extractor fan over. Space for fridge freezer and washing machine. Access to under stair store. Part tiled walls and tiled floor. Glazed door to sunroom.

#### SUNROOM

10'6 x 9'3 (3.20m x 2.82m)

Wood laminate floor covering.

### FIRST FLOOR

#### LANDING

Access to partially floored roof space and built in store.

#### PRINCIPAL BEDROOM

12'4 x 9'3 (3.76m x 2.82m)

Access to fitted wardrobes in mirrored sliding doors.

#### BEDROOM 2

10'7 x 8'4 (3.23m x 2.54m)

Built in wardrobe.

#### BEDROOM 3

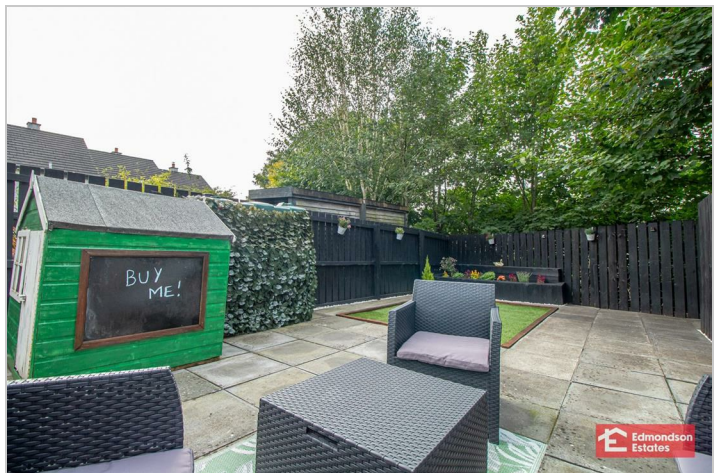
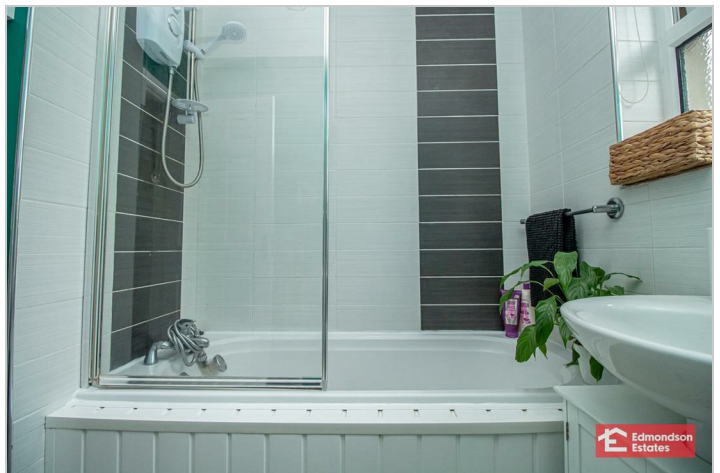
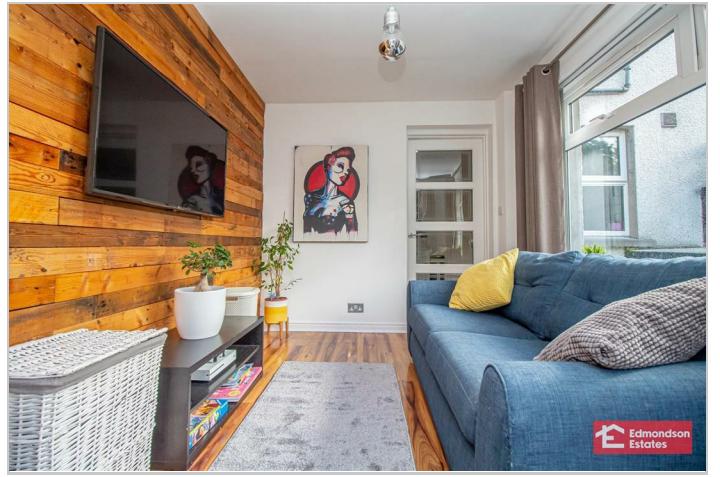
8'0 x 6'2 (2.44m x 1.88m)

#### FAMILY BATHROOM

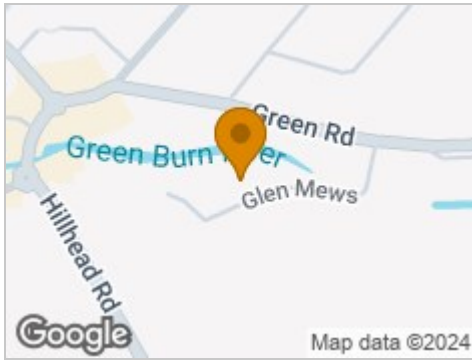
Modern fitted three piece suite comprising panelled bath with electric shower over, wash hand basin and WC. Chrome towel radiator. Fully tiled walls.

#### EXTERNAL

Large private driveway to front in decorative stone. Secluded low maintenance rear garden in paving with artificial grass area and raised flower bed. PVC fascia, soffits and rainwater goods. Oil fired central heating boiler (housed). Outside tap and lighting.



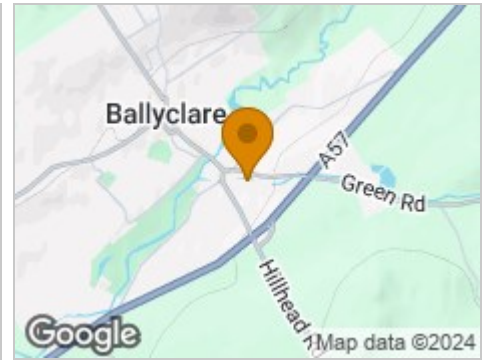
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### 15 Glen Mews

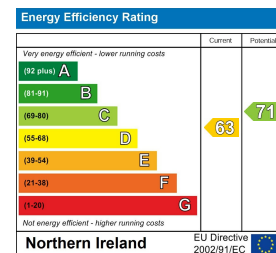


Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

## 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.