



## 24 Ballymena Road

Antrim, BT41 4JG

Offers Around £229,950



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

Hardwood glazed frames and front door. Tiled floor.

#### ENTRANCE HALL

Hardwood glazed front door with side screen. Quality Herringbone style wood laminate floor covering. Access to store and roof space via slingsby style ladder.

#### LOUNGE

Quality Herringbone style wood laminate floor covering. Dual aspect windows. Focal point multi-fuel burning stove with Spelga stone surround on slate hearth. Half panelled walls.

#### KITCHEN

11'2 x 7'7 (3.40m x 2.31m)

Modern fitted shaker style kitchen with high and low level storage units and contrasting granite effect work surfaces. Integrated appliances to include fridge freezer, slimline dishwasher, oven and 4 ring induction hob with extractor fan over. Ceramic Belfast style sink. Access to larder. PVC double glazed rear door. Half panelled walls. Tiled floor.

#### BEDROOM 1

12'4 x 10'11 (3.76m x 3.33m)

Quality Herringbone style wood laminate floor covering.

#### BEDROOM 2

11'2 x 10'11 (3.40m x 3.33m)

Wall to wall fitted wardrobes.

#### BEDROOM 3/STUDY

10'9 x 9'5 (3.28m x 2.87m)

Access to store. Hardwood glazed double doors to lean to. Quality Herringbone style wood laminate floor covering.

#### LEAN TO

PVC double glazed service door and frames.

#### FAMILY BATHROOM

Model fitted three piece suite comprising panelled bath with electric shower over, floating vanity unit and WC. Fully tiled walls and tiled floor.

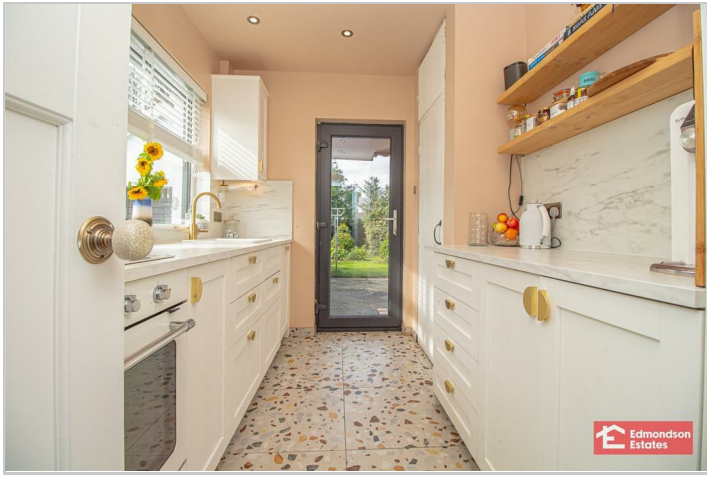
#### EXTERNAL

Front garden in lawn with array of plants and shrubs. Private driveway finished in tarmac. Secluded rear garden with south west aspect in lawn with patio area. Vegetable patch area. PVC fascia. PV Solar panels to roof providing ROC's payments. Outside tap and lighting.

#### DETACHED GARAGE

19'5 x 9'0 (5.92m x 2.74m)

Electrical roller shutter door. Twin service doors. Oil fired central heating boiler. Power and light.



## Road Map



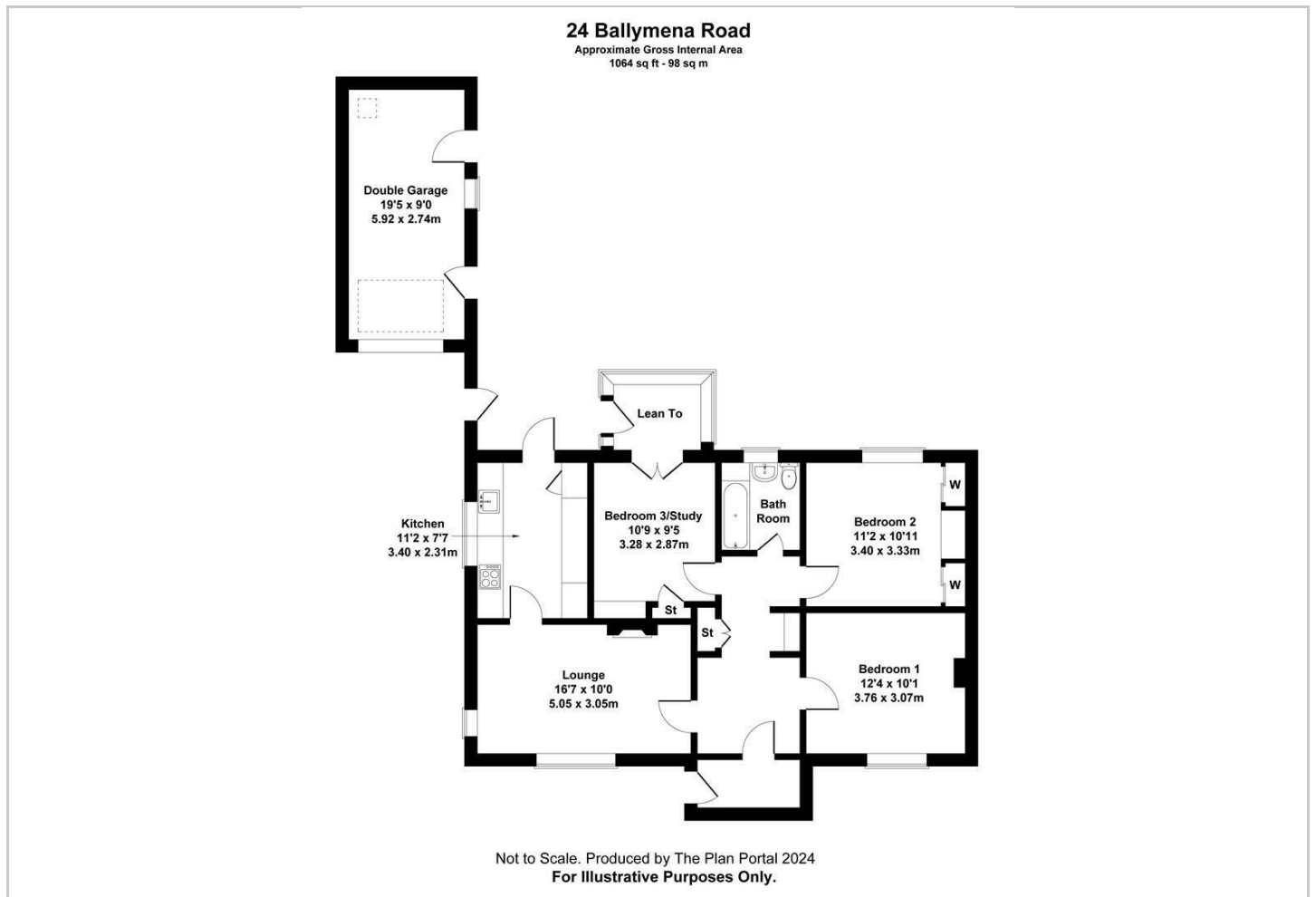
## Hybrid Map



## Terrain Map



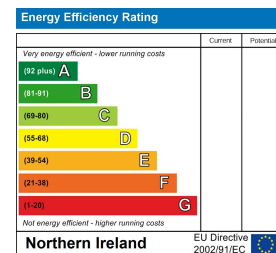
## Floor Plan



## 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



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