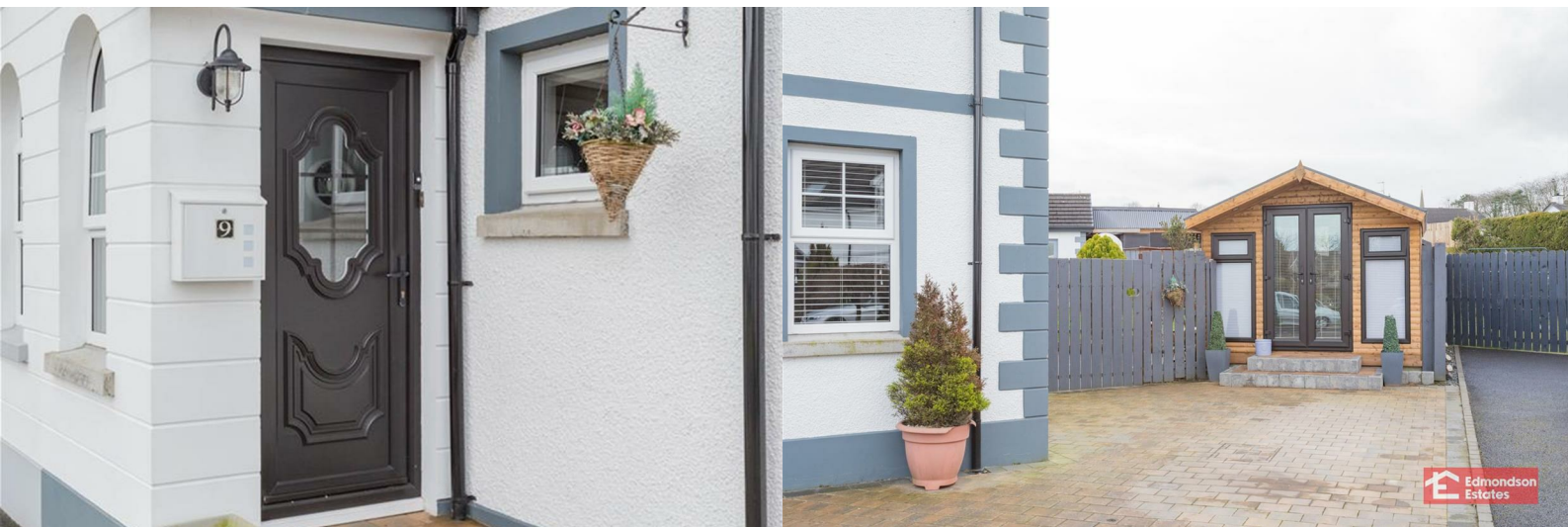




9 Brooklands

Ahoghill, Ballymena, BT42 2RT

Offers Around £182,500



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GROUND FLOOR

Hallway

Living Room

14'10" x 17'9" (4.53 x 5.43)

Multi fuel stove connected to the heating and hot water. Under stair cupboard. Ceiling coving.

Dining Room

9'4" x 16'6" (2.86 x 5.05)

Double patio doubles to rear patio area and gardens,. Tiled flooring. Open plan with kitchen.

Kitchen

10'5" x 12'5" (3.20 x 3.79)

Cream high and low level wall units. 1 1/2 bowl stainless steel sink. Space for range cooker, with extractor hood. Integrated dishwasher. Tiled flooring and splashback.

Utility Room

7'9" x 5'2" (2.37 x 1.59)

Cream high and low level wall units. Stainless steel sink. Plumbed for washing machine and space for tumble dryer. Tiled flooring.

Back Hall

Tiled flooring.

Cloakroom

WC and WHB, Tiled flooring.

FIRST FLOOR

Landing and hotpress cupboard.

Bedroom 1 - Front

9'11" x 9'11" (3.04 x 3.04)

Store cupboard.

Bedroom 2 - Front

12'11" x 11'9" (3.94 x 3.59)

Bedroom 3 - Rear

9'7" x 11'9" (2.94 x 3.59)

Dual aspect.

Family Bathroom

6'5" x 10'1" (1.97 x 3.09)

Refitted suite with bath with telephone handle shower head. LFWC and WHB in vanity unit. Shower. Chrome towel radiator. Tiled flooring.

OUTSIDE

Brick pavia driveway to the front with parking for multiple vehicles. Large and fully enclosed gardens to the rear laid in lawns and tarmacked patio areas. Space for detached garage (subject to planning). Timber shed with power and lights. The Garden Room is not included in the Sale.

Fully enclosed large gardens to the rear laid in lawns and tarmac patio area. Timber shed. Brock pavia parking to the front with off street parking for multiple vehicles.





Road Map



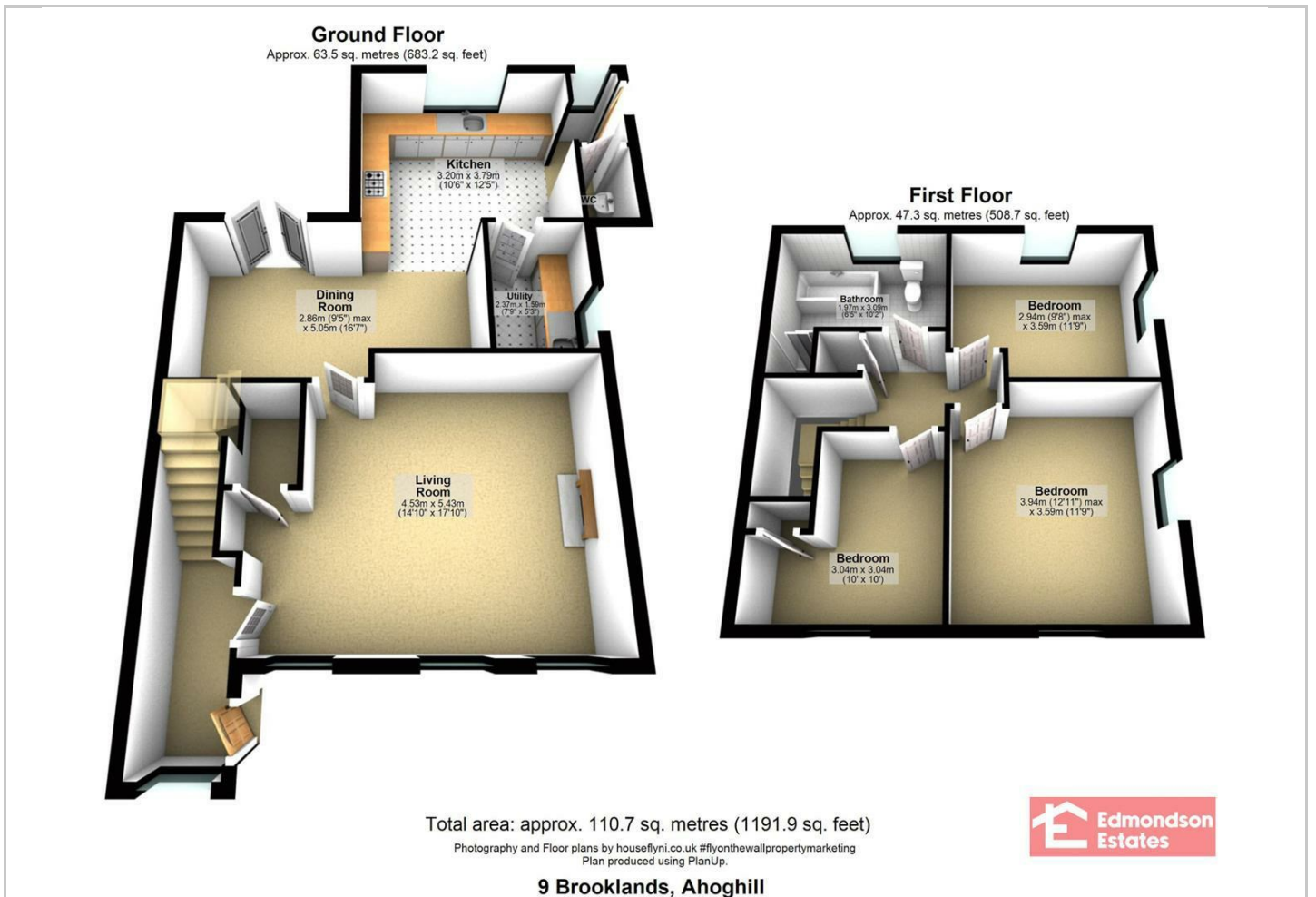
Hybrid Map



Terrain Map



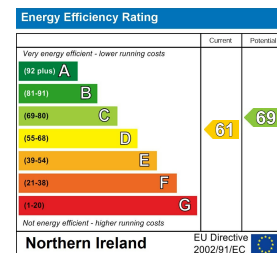
Floor Plan



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.