



226 Doury Road, Ballymena, BT43 6SS

£900 Per month



Recently refurbished to an excellent standard, this attractive three bedroom detached bungalow offers modern living accommodation in an attractive rural location.

Located a short drive from Ballymena, enjoying excellent views to the front with a privacy difficult to find in today's rental market, this fine home is likely to appeal to a wide range of potential tenants.

Pets/Smoking are not permitted at the property. Potential tenants will be asked to complete an application form (for which there is no charge) and a guarantor will be required. The application form can be found here: harryclarke.co.uk/tenancy-application/.

Property Features

- Detached bungalow with excellent views of the surrounding countryside
- Recently refurbished
- Two formal reception rooms, Living Room and Dining Room
- Newly fitted kitchen with separate Utility Room
- Three well proportioned bedrooms
- Family bathroom fitted with a contemporary suite
- Oil fired heating system (high efficiency condensing boiler)
- PVC double glazed windows and doors
- Adjoining garage
- Located on the rural side of the Doury Road, a short drive from Ballymena



Accommodation

(Dimensions and Areas are approximate)

Entrance Hall 17'10" x 5'8" (5.44 x 1.73)

PVC front door and side lights. Built in cloak storage.

Living Room 16'4" x 11'5" (max) (4.98 x 3.48 (max))

Open fire in a tiled fireplace surround.

Dining Room 10'0" x 9'8" (3.06 x 2.97)

Kitchen 11'7" x 9'8" (3.54 x 2.96)

Modern kitchen, fitted with a range of eye and low level shaker style units. Laminate work surfaces with matching upstands. Integrated Fridge/Freezer, hob and oven.

Back Hall 4'10" x 3'9" (1.48 x 1.16)

PVC front door

Utility Room 7'4" x 4'9" (2.26 x 1.47)

Fitted with low level units, laminate work surface and a stainless steel sink.

Bathroom 9'6" x 7'8" (max) (2.92 x 2.34 (max))

Fitted with a contemporary bathroom suite including a bath with shower over, wash hand basin and W/C.

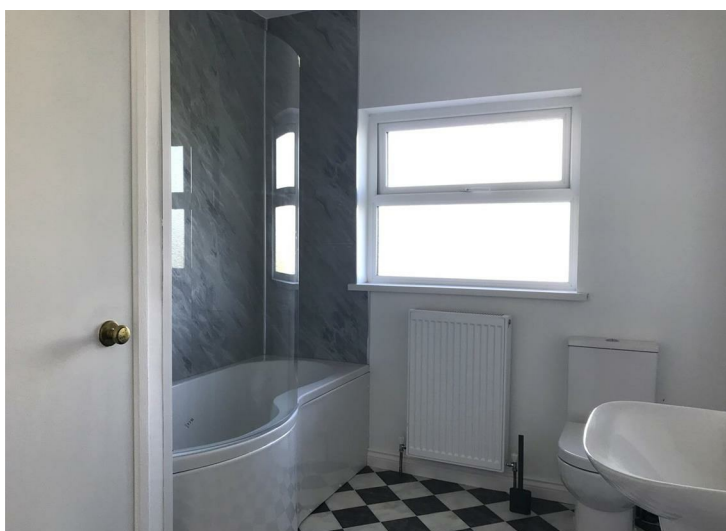
Bedroom 1 15'7" x 10'5" (4.76 x 3.18)

Bedroom 2 9'8" x 9'6" (2.96 x 2.92)

Bedroom 3 9'8" x 13'6" (2.95 x 4.13)

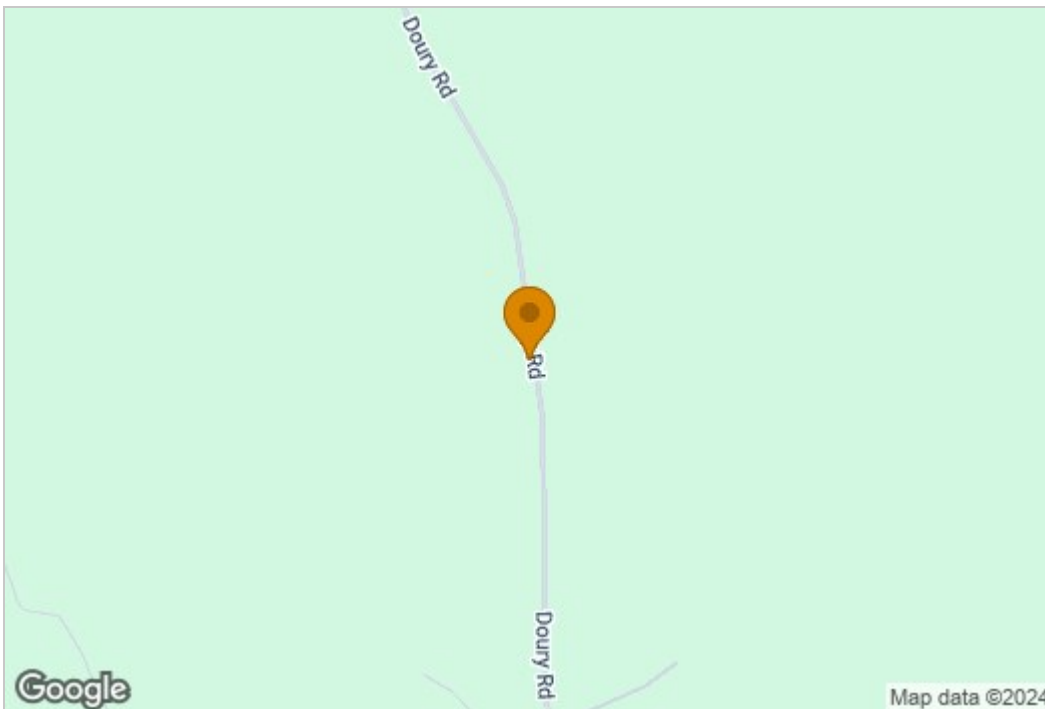
Adjoining Garage 16'2" x 11'7" (4.94 x 3.54)

Roller door. Pedestrian door from the Utility Room.





Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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