



## 39 Foxton Wood Avenue

Ballymena, BT42 4BF

Offers Around £164,950



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC composite front door with fan light over. Stairwell to first floor. Tiled floor.

#### LOUNGE

13'6" x 10'7" (4.11m x 3.23m)

Twin windows to front elevation.

#### KITCHEN WITH INFORMAL DINING AREA

13'11" x 10'8" (4.24m x 3.25m)

Modern fitted shaker style kitchen with high and low level storage units and contrasting work surfaces. Stainless steel 1.5 bowl sink unit. Integrated appliances to include fridge freezer, dishwasher, 4 ring gas hob and oven with stainless steel extractor canopy over. PVC double glazed French doors. Tiled floor.

#### UTILITY ROOM

9'9" x 2'11" (2.97m x 0.89m)

Space for washing machine and tumble dryer. Gas fired central heating boiler (housed). Tiled floor.

#### FURNISHED CLOAKROOM

Modern fitted two piece suite comprising semi-pedestal wash hand basin and WC. Tiled floor.

### FIRST FLOOR

#### LANDING

Access to shelved store and fully floored roof space via slingsby style ladder.

#### PRINCIPAL BEDROOM

13'7" x 9'11" (4.14m x 3.02m)

Twin windows to front elevation.

#### EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, semi-pedestal wash hand basin and WC. Chrome towel radiator. Part tiled walls and tiled floor.

#### BEDROOM 2

9'9" x 9'1" (2.97m x 2.77m)

#### BEDROOM 3

10'2" x 8'10" (3.10m x 2.69m)

#### FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath with mains shower over, semi-pedestal wash hand basin and WC. Chrome towel radiator. Tiled walls to bath and tiled floor.

#### EXTERNAL

Front garden in lawn.

Private driveway in tarmac.

Secluded, south west facing rear garden in lawn with paved patio area.

Outside tap and lighting.

Views over communal green area to the front.



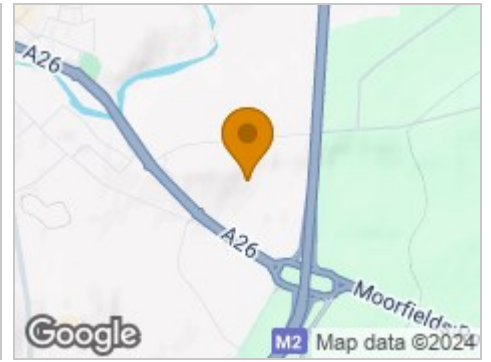
## Road Map



## Hybrid Map

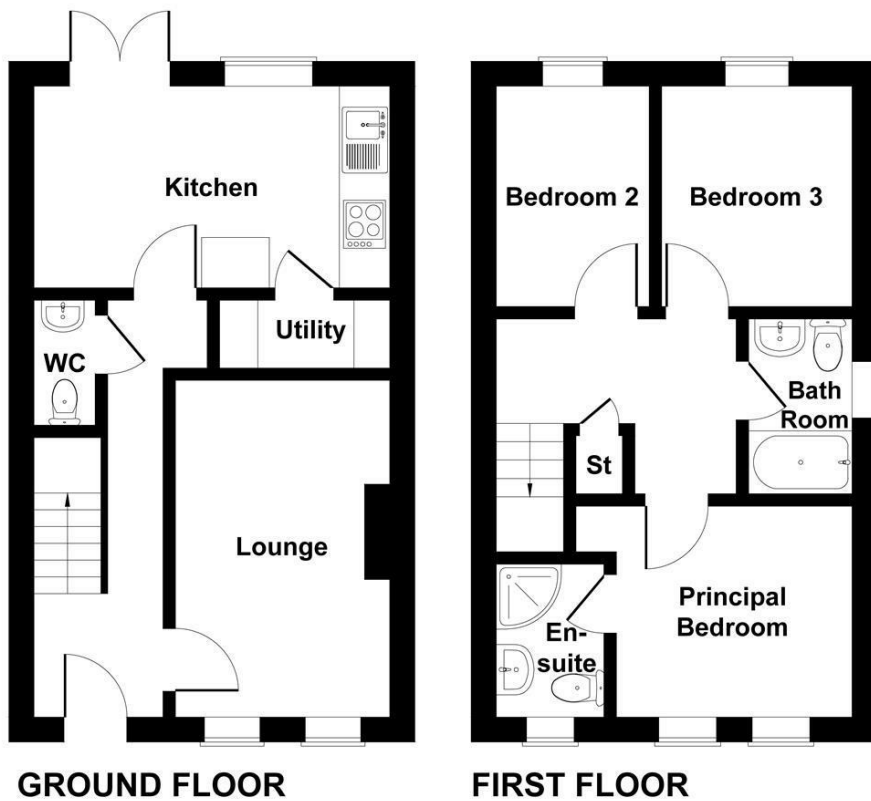


## Terrain Map



## Floor Plan

### 39 Foxtan Wood Avenue

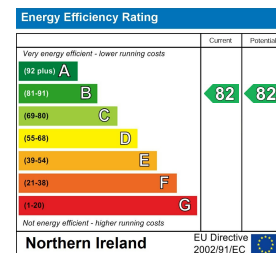


Not to Scale. Produced by The Plan Portal 2024  
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## Viewing

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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