



9 Leighinmohr Park

Ballymena, BT42 2AW

Offers Around £149,950



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood glazed front door. Stairwell to first floor. Access to hot press.

LOUNGE

14'7 x 8'7 (4.45m x 2.62m)
Bow bay window.

DINING ROOM/BEDROOM 4

11'10 x 9'10 (3.61m x 3.00m)

FAMILY ROOM

18'8 x 13'3 (5.69m x 4.04m)
Aluminium double glazed sliding patio doors. Focal point fireplace with electric fire inset.

KITCHEN

9'11 x 9'9 (3.02m x 2.97m)
Fitted high and low level storage unit and contrasting work surfaces. Stainless steel sink unit. Space for low level appliances. Hardwood rear door. Alarm panel.

BEDROOM 3

12'1 x 10'9 (3.68m x 3.28m)

FAMILY BATHROOM

Modern fitted four piece suite comprising shower cubicle, panelled bath, vanity unit and WC. Fully tiled walls and tiled floor. Chrome towel radiator.

FIRST FLOOR

LANDING

Access to eaves storage area.

BEDROOM 1

12'8 x 10'8 (3.86m x 3.25m)

Wall to wall integrated wardrobes.

BEDROOM 2

13'0 x 10'9 (3.96m x 3.28m)

Integrated wardrobe.

SHOWER ROOM

Fitted three piece suite comprising shower cubicle, wash hand basin and WC.

EXTERNAL

Front garden in lawn.
Private driveway in tarmac.
Secluded rear garden in lawn with elevated paved patio area.
Outside tap and lighting.

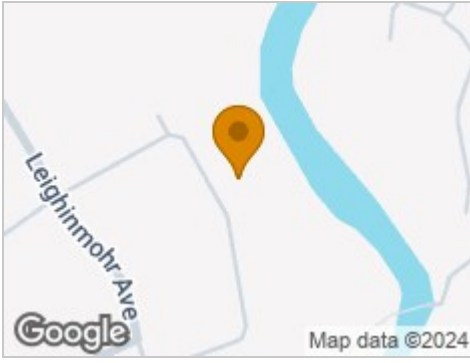
DETACHED GARAGE

20'3 x 12'0 (6.17m x 3.66m)

Up and over door. Service door to garden. Oil fired central heating boiler. Power and light.



Road Map



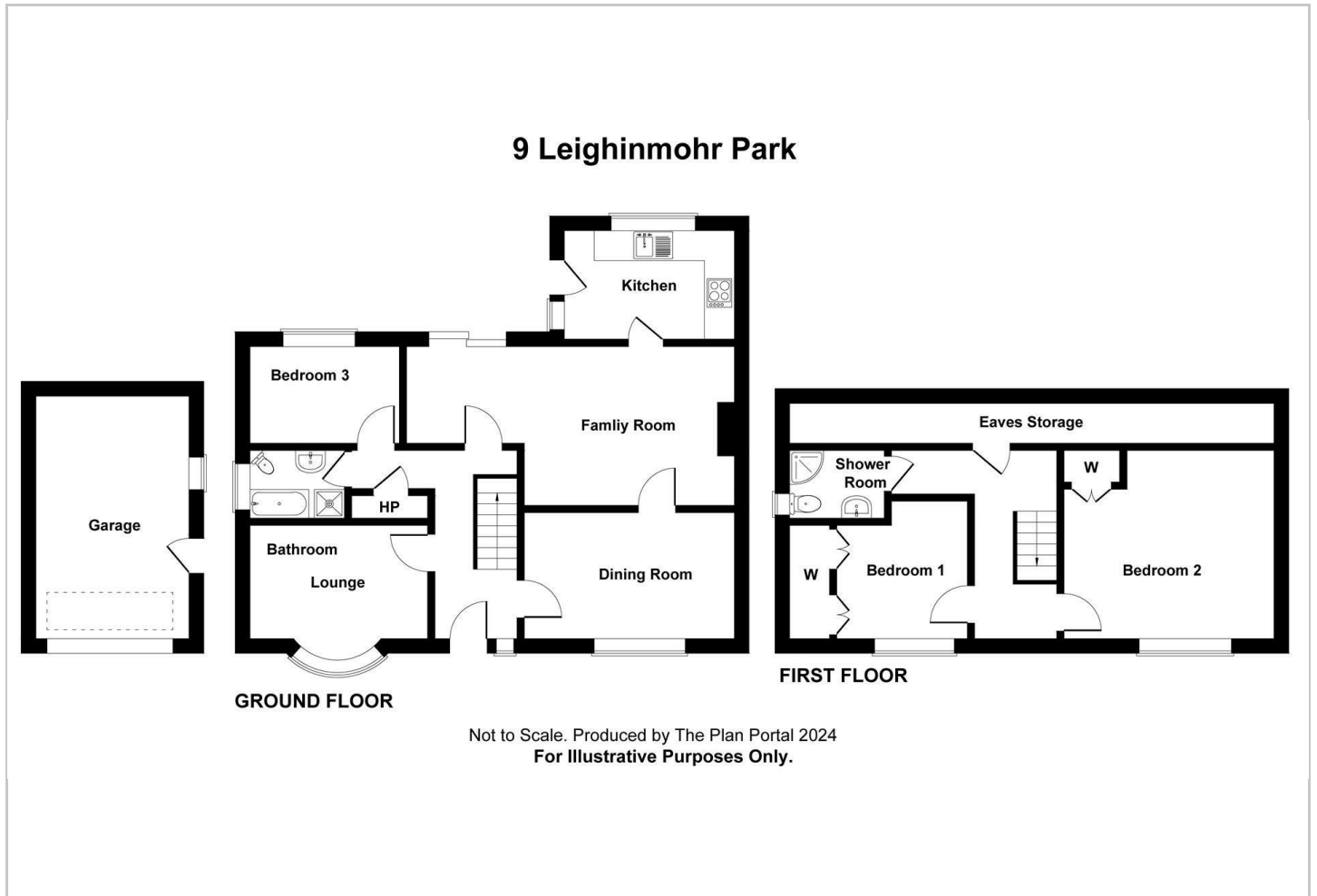
Hybrid Map



Terrain Map



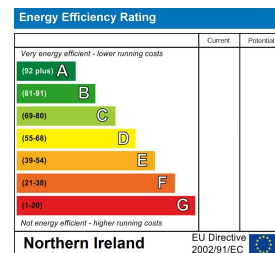
Floor Plan



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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