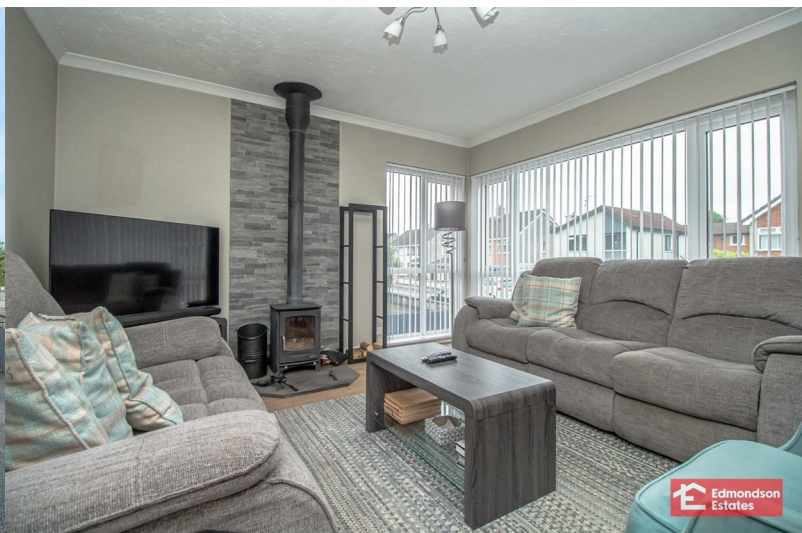
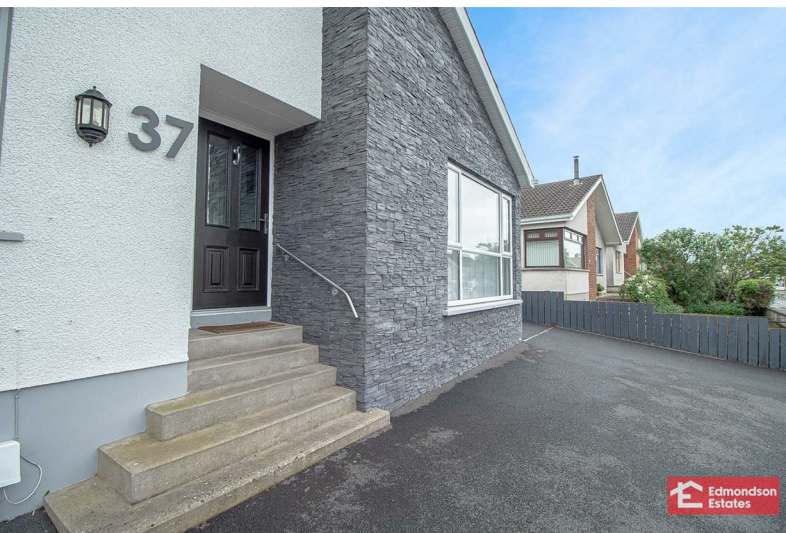




## 37 Grangegorm Drive

Ballymena, BT42 2EF

Offers Around £194,950



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed composite front door. Wood laminate floor covering. Stairwell to first floor.

#### LOUNGE

13'9 x 12'6 (4.19m x 3.81m)

Focal point wood burning stove on slate hearth with tiled splashback. Corner window. Wood laminate floor covering.

#### KITCHEN WITH INFORMAL DINING AREA

18'1 x 10'9 (5.51m x 3.28m)

Modern fitted shaker style kitchen with high and low level storage units and contrasting work surfaces. Integrated appliances to include 4 ring electric hob with extractor fan over, eye level oven and grill. Space for American style fridge freezer. Stainless steel 1.5 bowl sink unit. PVC double glazed rear door. Wood laminate floor covering.

#### UTILITY ROOM/WC

High and low level storage units and work surface. Space for washing machine and tumble dryer. Pedestal wash hand basin and WC. Heated towel radiator. Fully panelled walls.

#### BEDROOM 1

12'1 x 8'0 (3.68m x 2.44m)

Wall to wall integrated wardrobes in mirrored sliding doors. Wood laminate floor covering.

#### BEDROOM 2

14'7 x 8'4 (4.45m x 2.54m)

widest points. Access to integrated wardrobes and study area.

#### BEDROOM 3

9'11 x 7'4 (3.02m x 2.24m)

Access to integrated wardrobes and study area

### FIRST FLOOR

#### LANDING

Velux window.

#### BEDROOM 4

Wood laminate floor covering. Velux window. Access to eaves storage.

### DELUXE FAMILY BATHROOM

Modern fitted four piece suite comprising free standing bath, shower enclosure with drench shower head and mains shower over, vanity unit and WC. Fully panelled walls. Heated towel radiator. Velux window.

### EXTERNAL

Generous sized private driveway to front and side in tarmac with galvanised steel entrance gates to the rear.

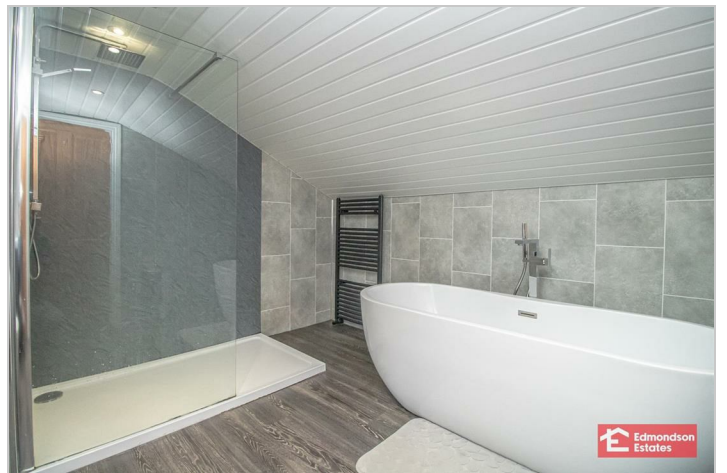
South facing rear garden in lawn with paved and stoned patio area.

Outside tap and lighting. External plugs.

### DETACHED GARAGE

21'1 x 10'6 (6.43m x 3.20m)

Roller shutter door. Separate service door to garden. Plumbed for utility area (power and waste).



## Road Map



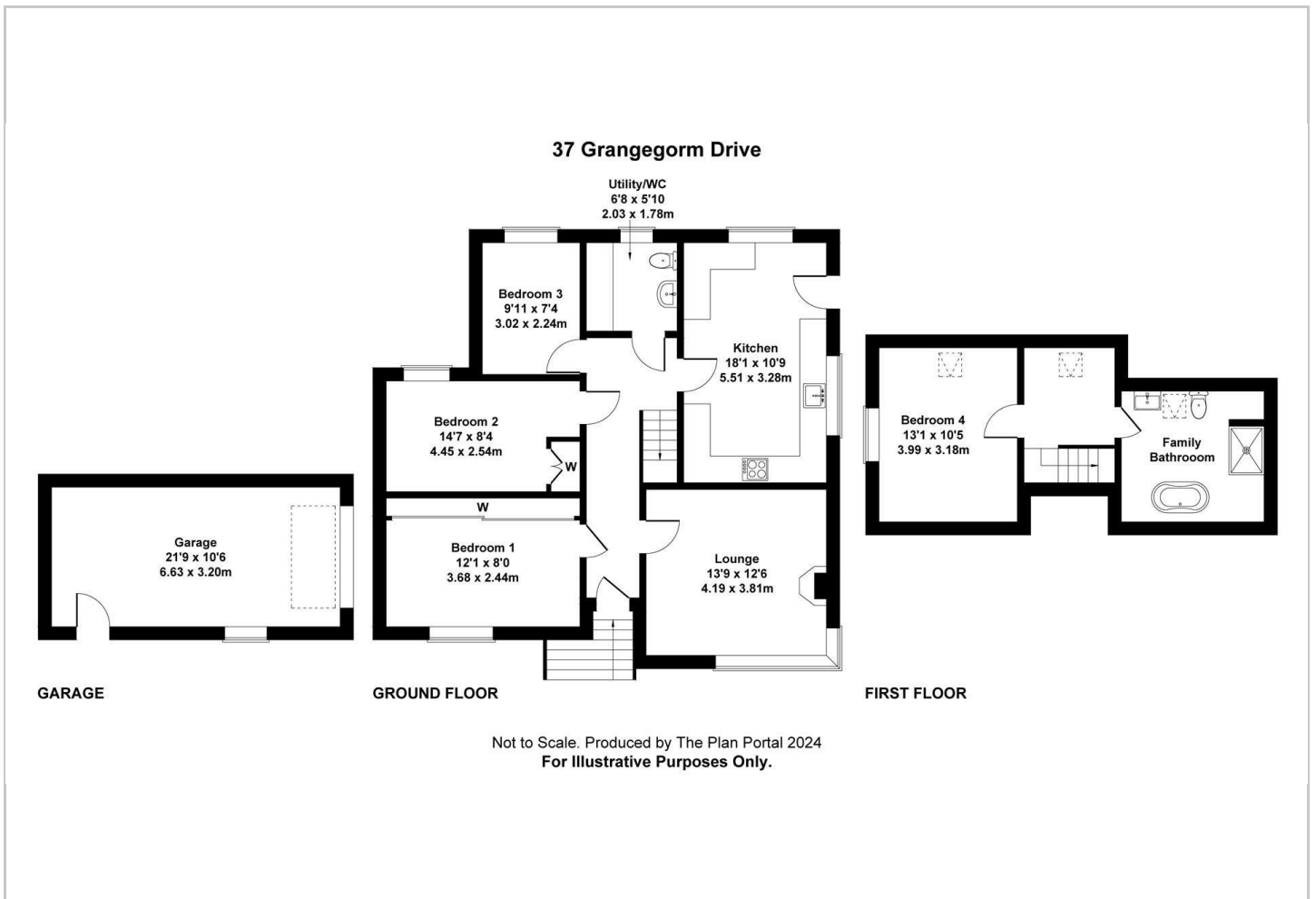
## Hybrid Map



## Terrain Map



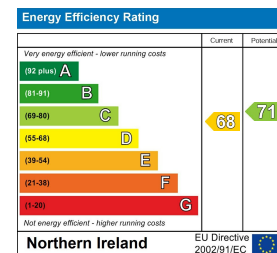
## Floor Plan



## 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. Edmondson Estates have not tested any services, equipment, or facilities within the premises and will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.