



## 52 The Brambles

Randalstown, Antrim, BT41 2PU

Offers Over £164,950





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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed front door with matching side screens. Stairwell to first floor. Access to under stair store. Tiled floor.

#### LOUNGE

15'4 x 10'10 (4.67m x 3.30m)

widest points. Focal point open fire with timber surround on granite hearth. Solid wood flooring.

#### KITCHEN WITH INFORMAL DINING AREA

17'6" x 11'4" (5.34 x 3.46)

Modern fitted solid wood kitchen with high and low level storage units and contrasting work surfaces. Stainless steel sink unit. Integrated appliances to include low level fridge and freezer, 4 ring electric hob and oven with extractor fan over. Space and plumbing for washing machine and tumble dryer. PVC double glazed side door and PVC double glazed French doors to garden. Part tiled walls and tiled floor.

### FIRST FLOOR

#### LANDING

Access to roof space.

#### BEDROOM 1

12'1 x 9'11 (3.68m x 3.02m)

Wood laminate floor covering.

#### BEDROOM 2

14'4 x 8'3 (4.37m x 2.51m)

widest points. Wood laminate floor covering.

#### BEDROOM 3

10'5 x 8'10 (3.18m x 2.69m)

Wood laminate floor covering.

#### FAMILY BATHROOM

Modern fitted four piece suite comprising panelled bath, shower cubicle with electric shower over, wash hand basin and WC. Chrome towel radiator. Fully tiled walls and tiled floor.

#### EXTERNAL

Private driveway in tarmac.

Low maintenance, secluded rear garden in paving with south facing aspect.

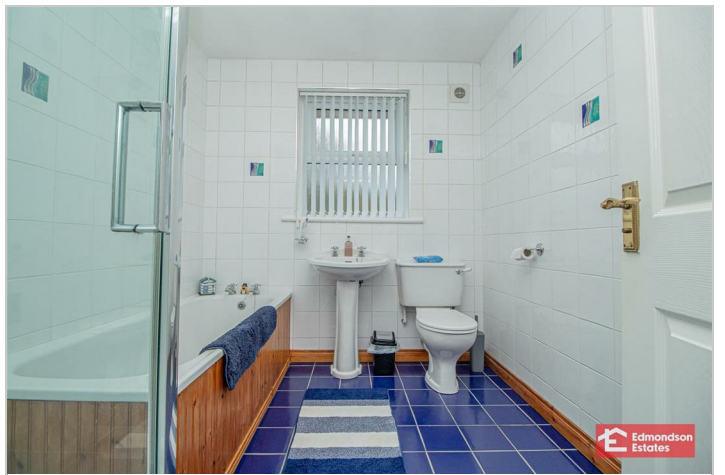
Flower bedding with array of trees and shrubs.

PVC fascia, soffits and rainwater goods.

Oil fired central heating boiler (housed).

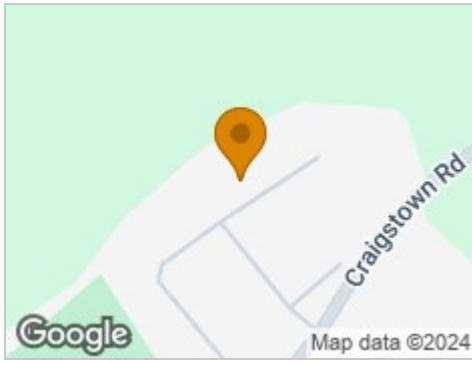
Outside tap and lighting. Metal shed with power & light.







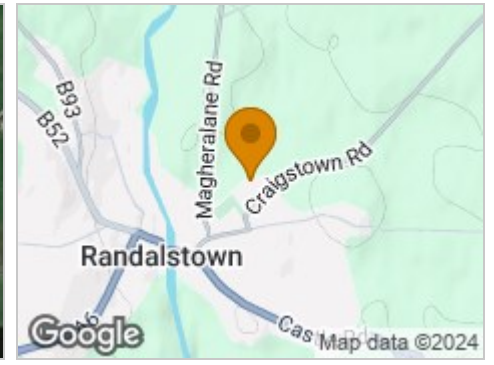
## Road Map



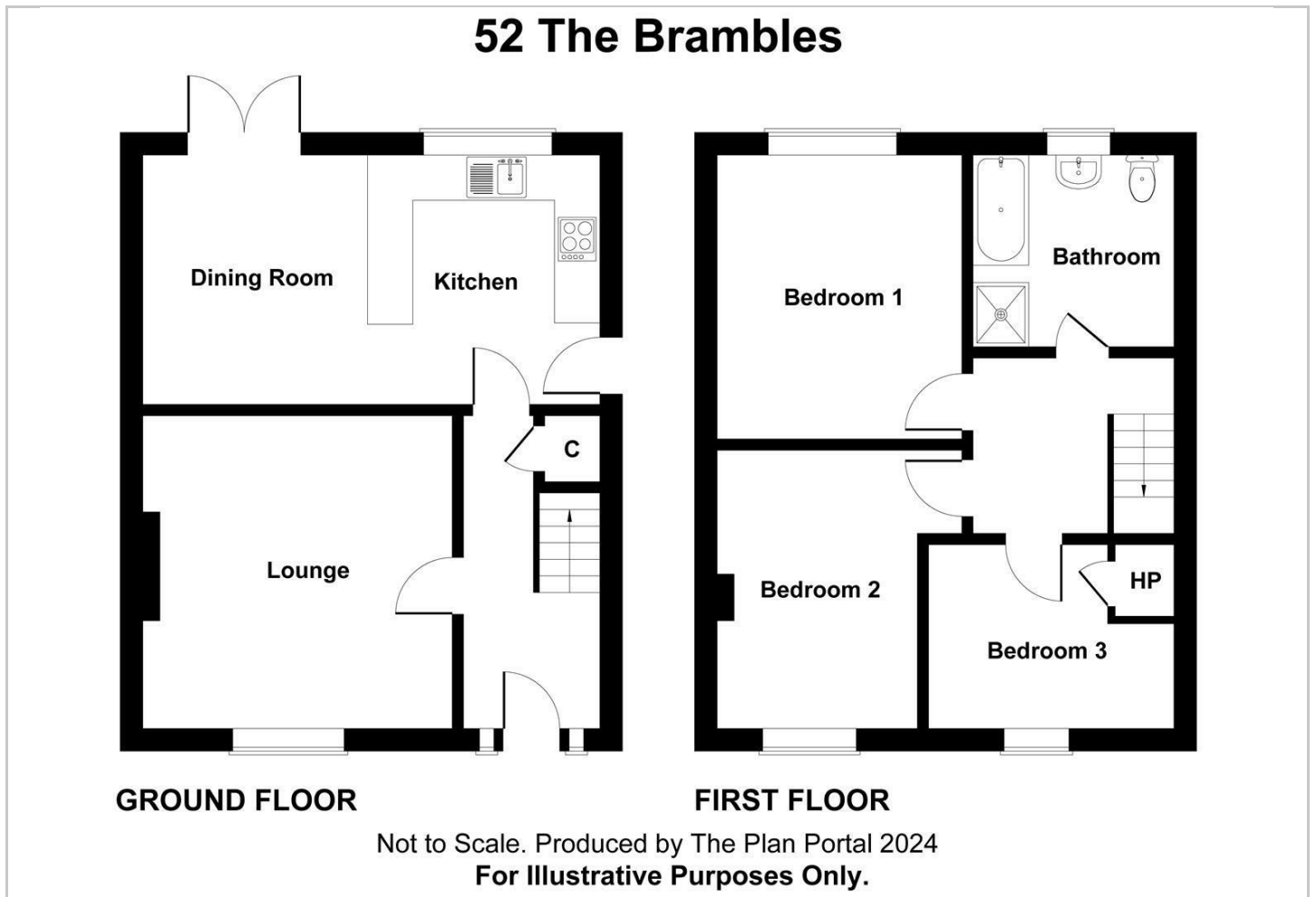
## Hybrid Map



## Terrain Map



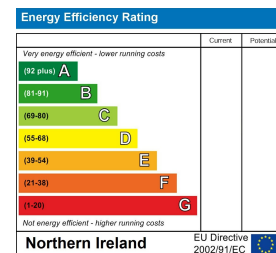
## Floor Plan



## 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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