



## 13 Waveney Mews

Ballymena, BT43 5EF

Offers Around £69,950



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## ACCOMMODATION

### ENTRANCE HALL

3'8" x 30'8" (1.12 x 9.36)

PVC double glazed front door.

### LOUNGE

11'9" x 16'1" (3.59 x 4.91)

Bow bay window.

### KITCHEN WITH INFORMAL DINING AREA

11'6" x 15'11" (3.52 x 4.86)

Refitted high gloss kitchen with high and low level storage units. Marble effect work tops. Stainless steel sink. Ceramic hob and electric oven. Gas fired central heating boiler. (housed).

### REAR HALL

8'4" x 13'7" (2.55 x 4.15)

PVC double glazed back door. Access to twin stores.

### BEDROOM 1

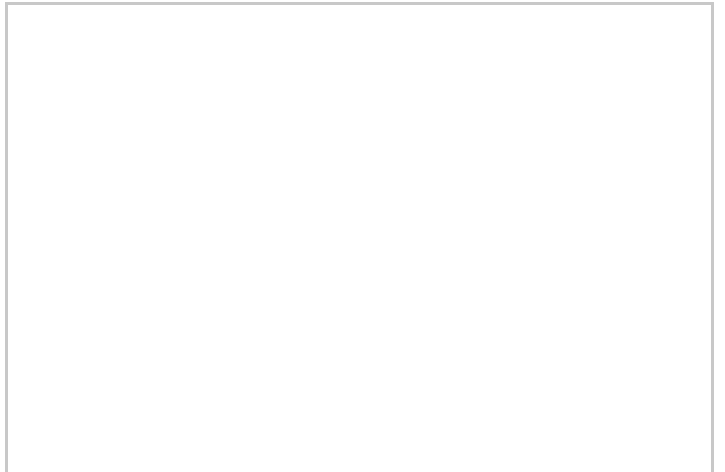
11'10" x 12'9" (3.63 x 3.91)

### BATHROOM

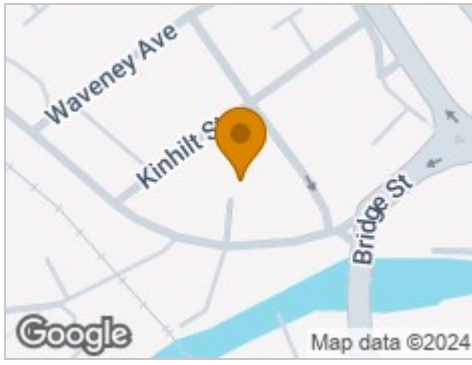
Modern fitted three piece suite comprising panelled bath, vanity unit and WC.

### EXTERNAL

Allocated parking to rear in private gated courtyard.



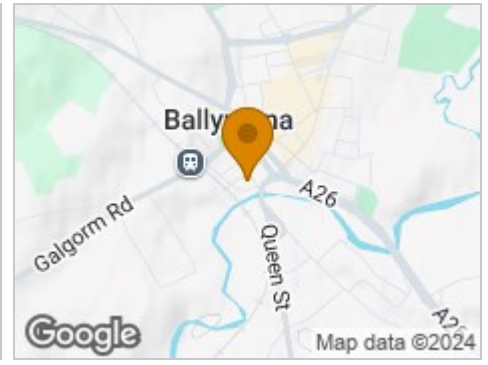
## Road Map



## Hybrid Map



## Terrain Map



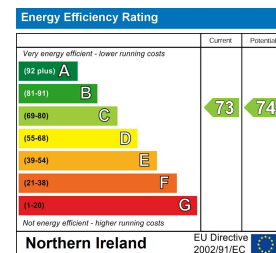
## Floor Plan



## 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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