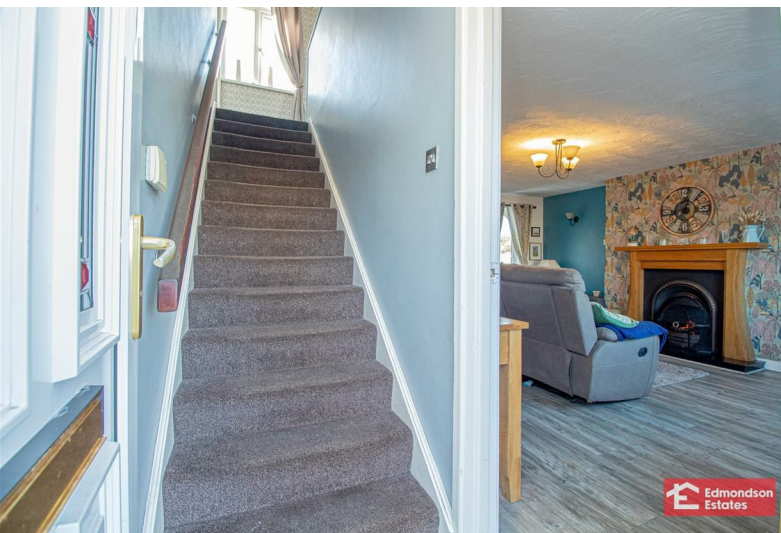




## 64 Glenhugh Road

Ahoghill, Ballymena, BT42 1JD

Offers Around £275,000





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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor. Tiled floor.

#### LOUNGE

16'9 x 14'7 (5.11m x 4.45m)

Focal point open fire with timber surround on granite hearth. Dual aspect windows. Wood laminate floor covering.

#### KITCHEN WITH INFORMAL DINING AREA

16'5 x 14'5 (5.00m x 4.39m)

Modern fitted shaker style kitchen with high and low level storage units and contrasting granite work surfaces. Matching island unit with inlaid stainless steel 1.5 bowl sink unit. Integrated Bosch dishwasher, freestanding American style fridge freezer and 'Rangemaster' range oven with 5 ring gas hob with extractor fan over. PVC double glazed French doors to rear garden. Part tiled walls and tiled floor.

#### SUNROOM

10'1 x 9'5 (3.07m x 2.87m)

Tiled floor. PVC double glazed French doors to rear garden.

#### REAR HALL

PVC double glazed rear door. Access to store and separate under stair store. Tiled floor

#### BEDROOM 1

12'8 x 8'9 (3.86m x 2.67m)

Wood laminate floor covering.

#### SHOWER ROOM

Modern fitted three piece suite comprising wet room

style shower with drench shower head over, semi-pedestal wash hand basin and WC. Fully tiled walls and tiled floor.

### FIRST FLOOR

#### LANDING

Access to roof space.

#### BEDROOM 2

15'8 x 10'5 (4.78m x 3.18m)

Wood laminate floor covering.

#### BEDROOM 3

11'4 x 8'2 (3.45m x 2.49m)

Wood laminate floor covering.

#### BEDROOM 4

11'3 x 8'2 (3.43m x 2.49m)

widest points. 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. Access to hot press. Chrome towel radiator. Half panelled walls and fully tiled walls to shower.

### EXTERNAL

Expansive private driveway in tarmac.

Generous side and rear gardens in lawn with array of mature trees and shrubs, with stoned patio to the rear.

PVC fascia, soffits and rainwater goods.

Access to boiler house/store with oil fired central heating boiler, and space and plumbing for washing machine and tumble dryer.

Outside tap and lighting.

### DETACHED GARAGE

25'1 x 16'9 (7.65m x 5.11m)

Up and over door.

Tel: 02825655733





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## Road Map



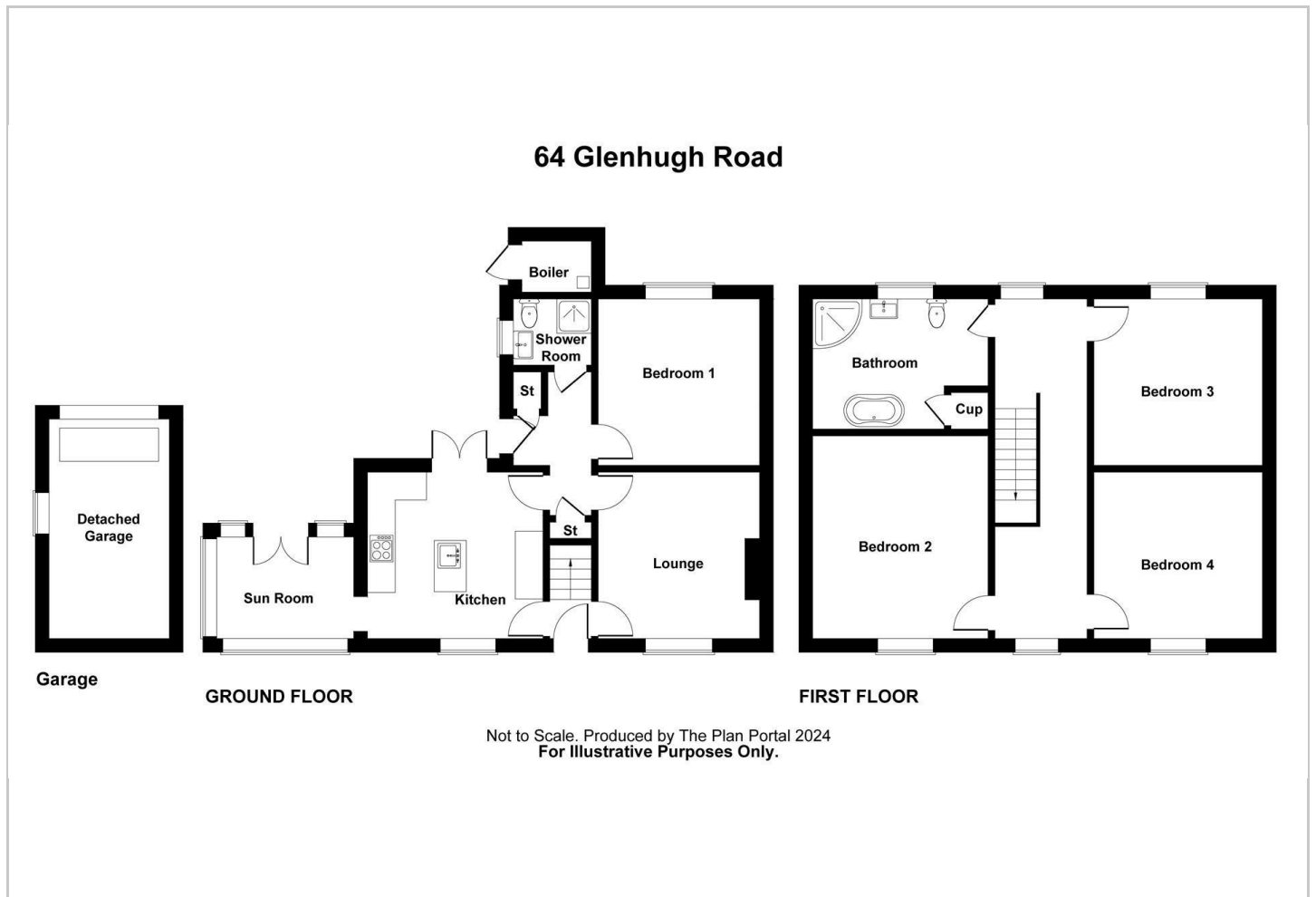
## Hybrid Map



## Terrain Map



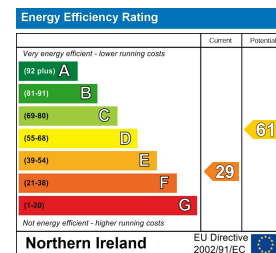
## Floor Plan



## 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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