



## 42 Andena Grange

Ballymena, BT43 5EU

Offers Around £159,950



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed composite front door. Alarm system. Stairwell to first floor. Tiled floor.

#### LOUNGE

15'7 x 12'7 (4.75m x 3.84m)

widest points. Focal point open fire with composite surround on granite hearth. Box bay window. Tiled floor.

#### KITCHEN WITH INFORMAL DINING AREA

16'2 x 13'9 (4.93m x 4.19m )

widest points. Modern fitted shaker style kitchen with high and low level storage units and wood block effect work surface. Stainless steel 1.5 bowl sink unit. Integrated 4 ring electric hob and oven with stainless steel extractor fan over. Space for fridge freezer and dishwasher. PVC double glazed sliding patio doors. Part tiled walls and tiled floor.

#### UTILITY AREA

5'3 x 3'1 (1.60m x 0.94m)

Tiled floor. Space and plumbing for washing machine and tumble dryer.

### FIRST FLOOR

#### LANDING

Access to floored roof space via slingsby style ladder.

#### PRINCIPAL BEDROOM

12'6 x 9'0 (3.81m x 2.74m)

Wall to wall integrated wardrobes. Velux windows.

#### EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, vanity unit and WC. Fully panelled walls. Chrome towel radiator.

#### BEDROOM 2

11'8 x 9'0 (3.56m x 2.74m)

Integrated wardrobes in mirrored sliding doors.

#### BEDROOM 3

8'1 x 6'10 (2.46m x 2.08m)

#### FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin and WC. Access to shelved store.

#### EXTERNAL

Low maintenance front garden in stone.

Private driveway in brick pavior.

Low maintenance rear garden in paving. Timber shed.

PVC fascia, soffits and rainwater goods.

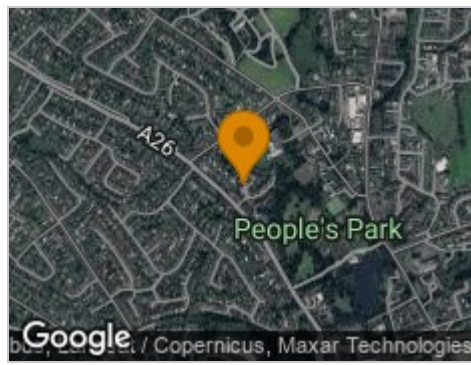
Outside tap and lighting.



## Road Map



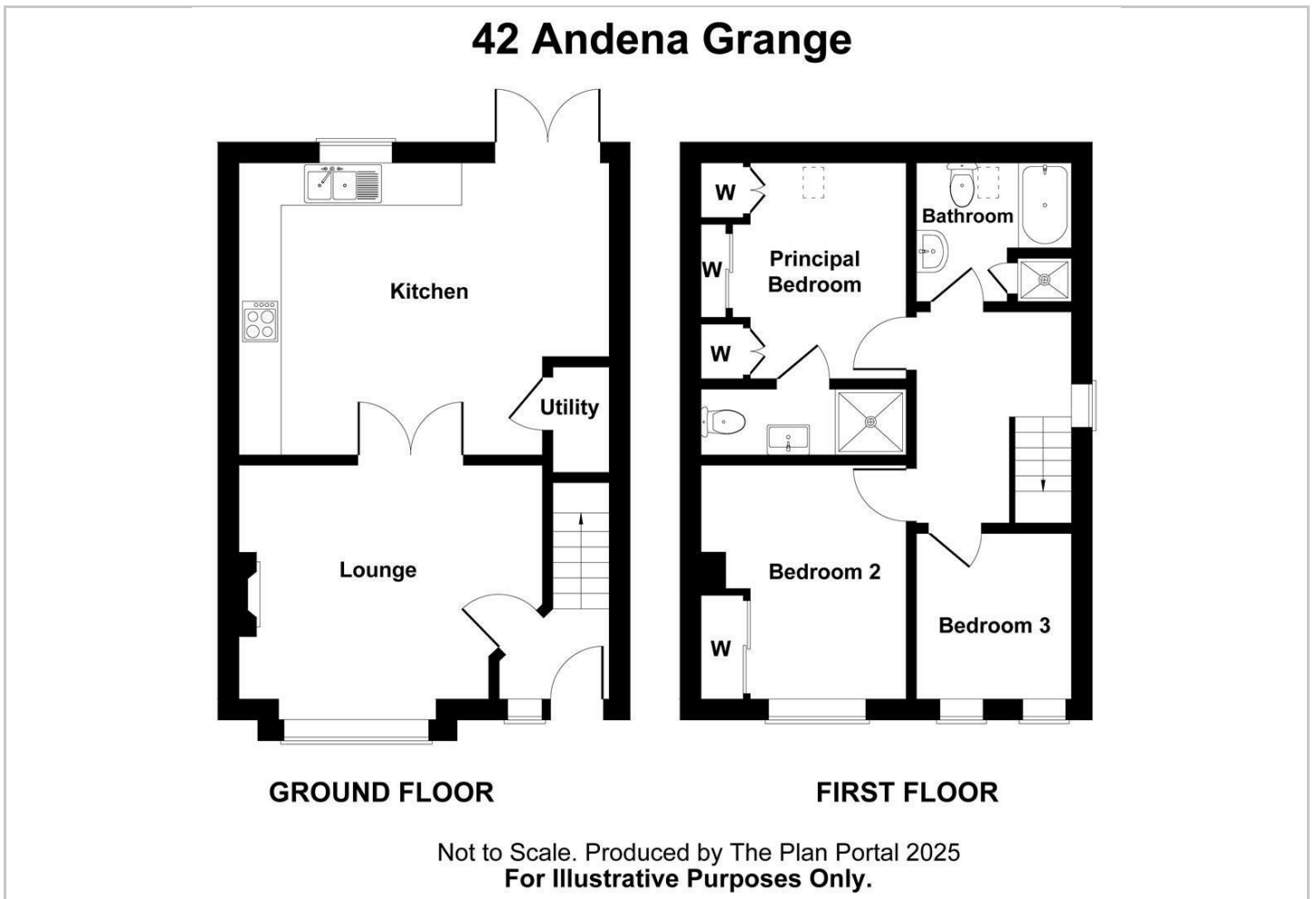
## Hybrid Map



## Terrain Map



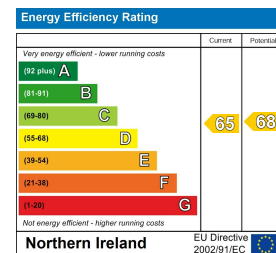
## Floor Plan



## 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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