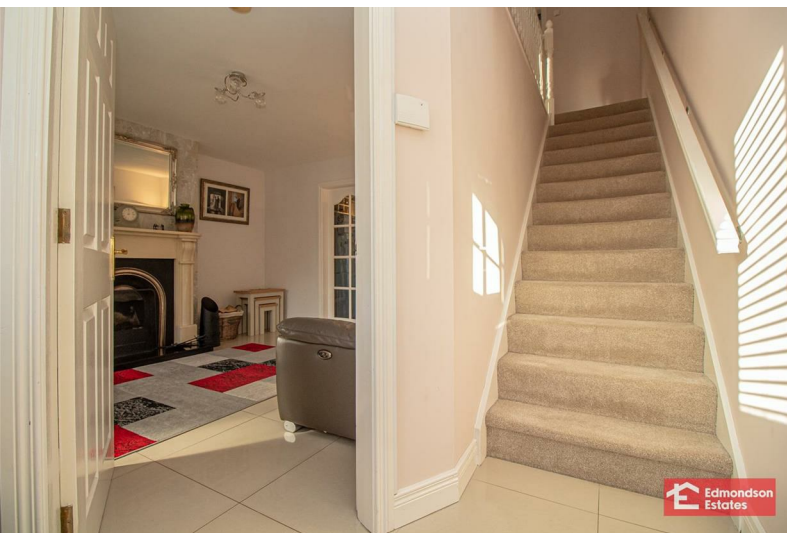




## 42 Andena Grange

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

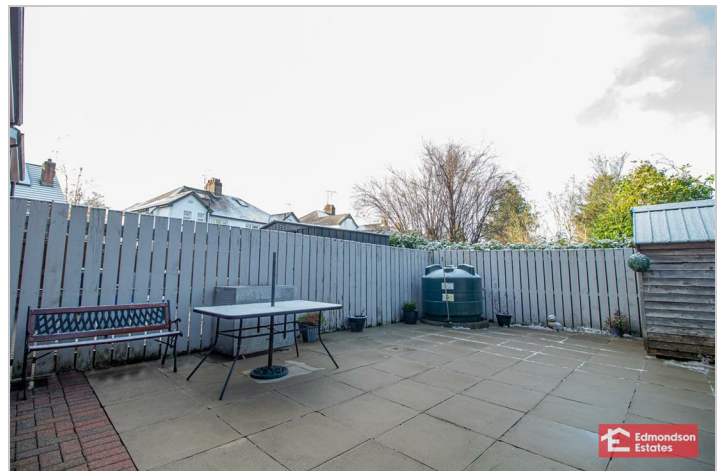
Low maintenance front garden in stone.

Private driveway in brick pavior.

Low maintenance rear garden in paving. Timber shed.

PVC fascia, soffits and rainwater goods.

Outside tap and lighting.





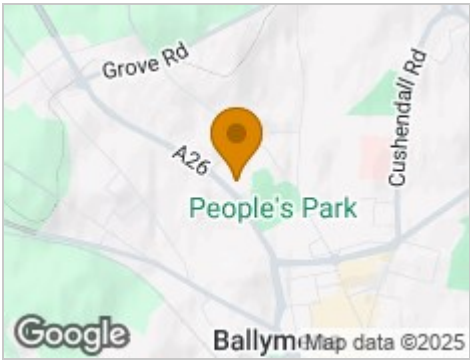
Road Map



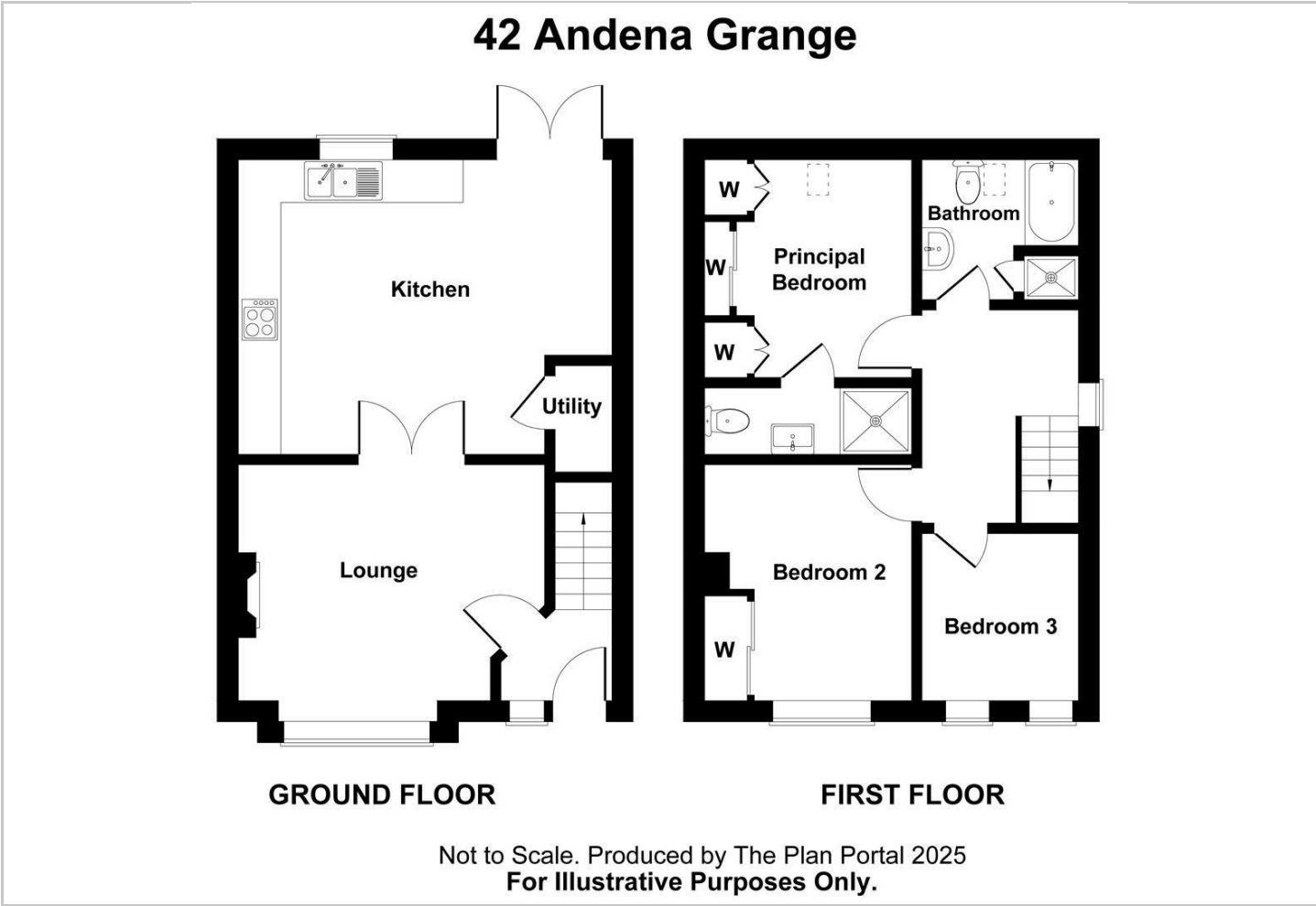
Hybrid Map



Terrain Map



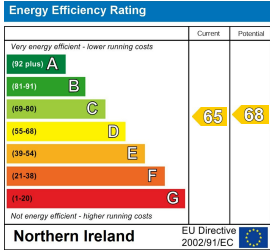
Floor Plan



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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