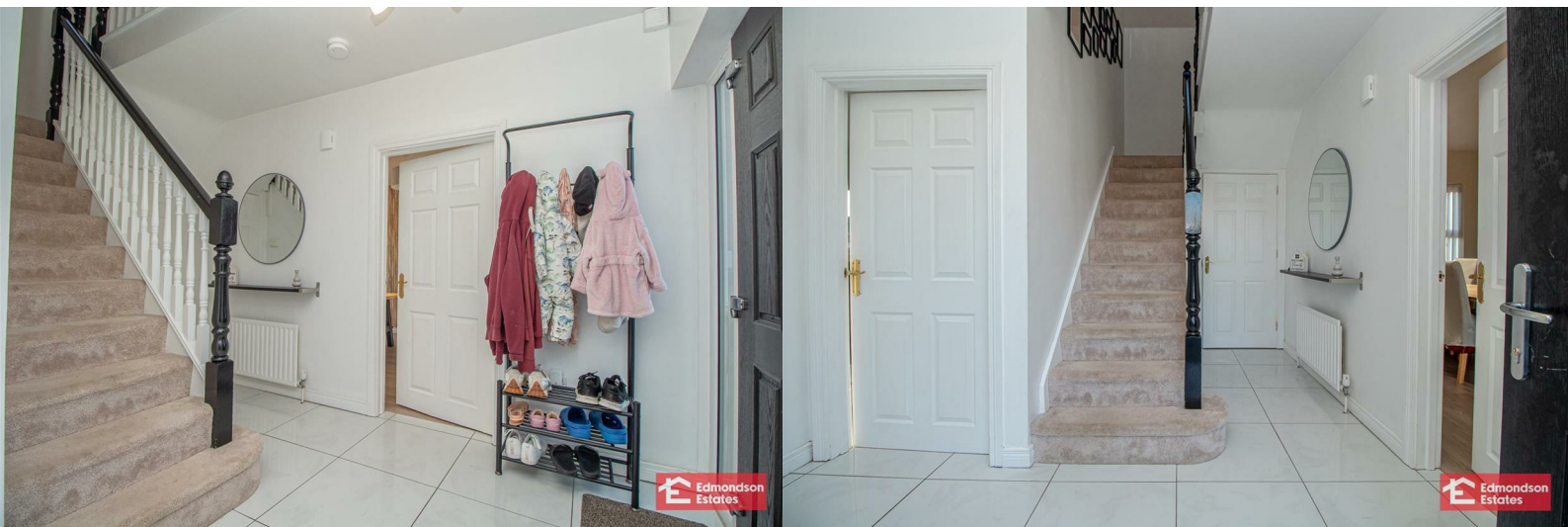




## 34 Quarry Heights

Ahoghill, Ballymena, BT42 1GJ

Offers Around £219,950



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC composite front door with side screens. Stairwell to first floor with under stair store. Alarm panel. Tiled floor.

#### LOUNGE

17'7 x 16'4 (5.36m x 4.98m)

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

#### KITCHEN

16'4 x 10'0 (4.98m x 3.05m)

widest points. Modern fitted high gloss style kitchen with high and low level storage units and contrasting work surfaces. Matching upstands. Stainless steel sink unit. Integrated fridge freezer, washing machine, 4 ring electric hob and oven and stainless steel extractor fan over. Breakfast bar area. Space for tumble dryer. PVC double glazed French doors to rear garden. Tiled floor.

#### DINING ROOM

16'4 x 9'8 (4.98m x 2.95m)

Wood laminate floor covering. Dual aspect windows.

#### FURNISHED CLOAKROOM

Modern fitted two piece suite comprising vanity unit and WC. Tiled floor.

### FIRST FLOOR

### LANDING

Access to roof space and hot press with gas fired central heating boiler. Velux window.

#### PRINCIPAL BEDROOM

16'5 x 11'4 (5.00m x 3.45m)

Integrated wardrobes in mirrored doors. Dual aspect windows.

#### EN-SUITE

Modern fitted three piece suite comprising shower cubicle with electric shower over, vanity unit and WC. Fully tiled walls to bath.

#### BEDROOM 2

13'1 x 8'2 (3.99m x 2.49m)

Wood laminate floor covering.

#### BEDROOM 3

9'9 x 9'2 (2.97m x 2.79m)

Wood laminate floor covering.

#### BEDROOM 4

9'4 x 7'10 (2.84m x 2.39m)

#### FAMILY BATHROOM

Modern fitted three piece suite comprising 'P' shaped panelled bath with mains shower and drench shower head over, vanity unit and WC. Fully tiled walls to bath.

### EXTERNAL

Front garden in lawn.

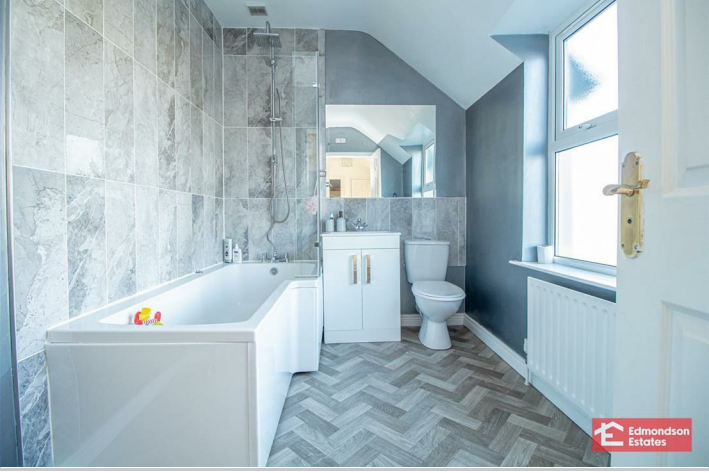
Private driveway in tarmac.

South facing rear garden in lawn with paved patio area. Timber shed.

Outside tap and lighting.

Tel: 02825655733





Road Map



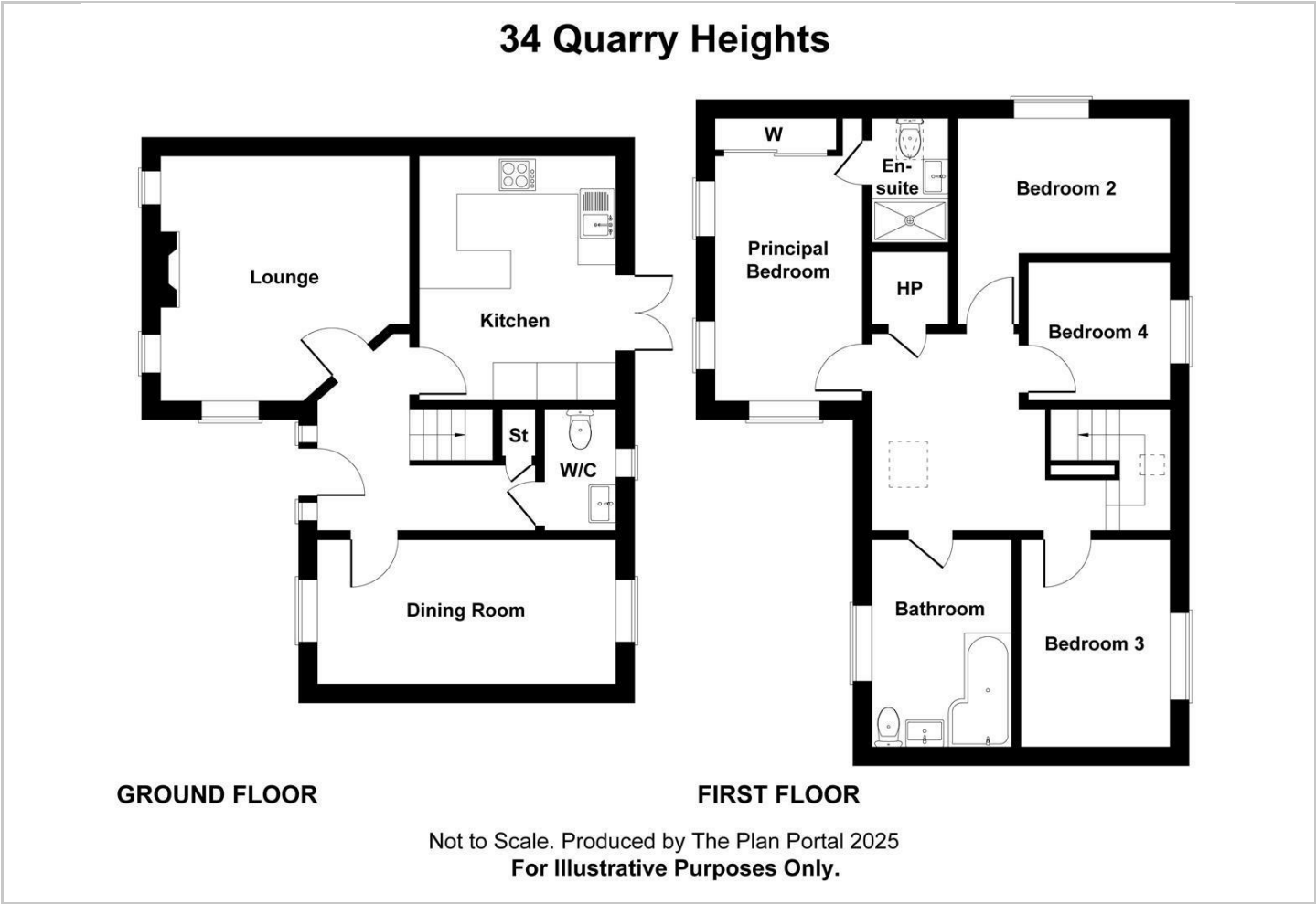
Hybrid Map



Terrain Map



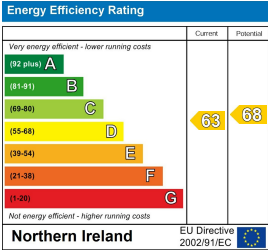
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Edmondson Estates have not tested any services, equipment, or facilities within the premises and will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.