

# Exterior Photos to Follow

34 Doury Road, Ballymena, BT43 6JA

£750 Per month



Recently refurbished to an good standard, this attractive two bedroom end-terrace house offers easily managed living accommodation in a convenient location.

Located within walking distance of Ballymena town centre, with the convenience of being beside a Eurospar store, is likely to be popular from the outset.

Pets/Smoking are not permitted at the property. Potential tenants will be asked to complete an application form (for which there is no charge) and a guarantor will be required. The application form can be found here: [harryclarke.co.uk/tenancy-application/](http://harryclarke.co.uk/tenancy-application/).

## Property Features

- End-terrace House
- Two reception rooms
- Modern fitted kitchen
- Two well proportioned first floor bedrooms
- Bathroom fitted with a modern suite
- Oil fired heating system
- PVC double glazing
- Detached single garage to the rear
- Front garden with off street parking
- Very convenient location

## Accommodation

(Dimensions and Areas are approximate)

### Ground Floor

**Entrance Hall 11'5" x 2'11" (3.5 x 0.9)**

PVC front door. Tiled floor.

**Living Room 9'10" x 9'9" (3.0 x 2.98)**

Plus bay window. Tiled floor. Open plan with Dining Room.

**Dining Room 11'0" x 10'2" (3.37 x 3.1)**

Tiled floor. Open plan with Living Room.

**Kitchen 8'0" x 6'10" (2.44 x 2.09)**

Fitted with a range of high gloss eye and low level units. Laminate work surfaces. Cooker with extractor fan over. Washing machine. Under counter fridge with freezer box. Tiled floor. PVC back door.

### First Floor

#### Landing

**Bedroom 1 13'1" x 11'9" (4 x 3.6)**

Wood effect laminate flooring.

**Bedroom 2 9'2" x 7'6" (max) (2.8 x 2.3 (max))**

Wood effect laminate flooring.

**Bathroom 7'10" x 6'10" (2.4 x 2.09)**

Fitted with a contemporary suite, including a bath with electric shower over, wash hand basin and low flush W/C.

#### Outside

Front garden, with off street parking.



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Back garden.

Detached single garage.



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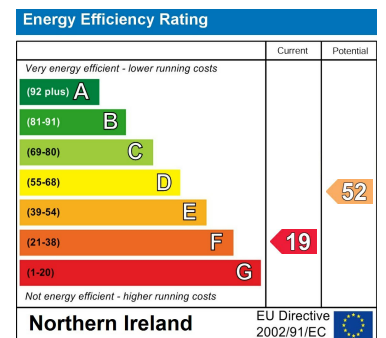
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Area Map



Energy Efficiency Graph



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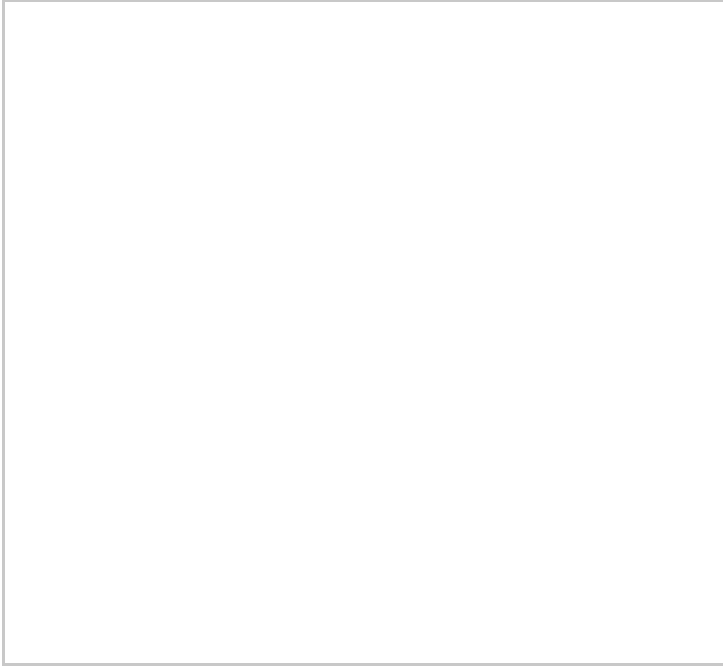


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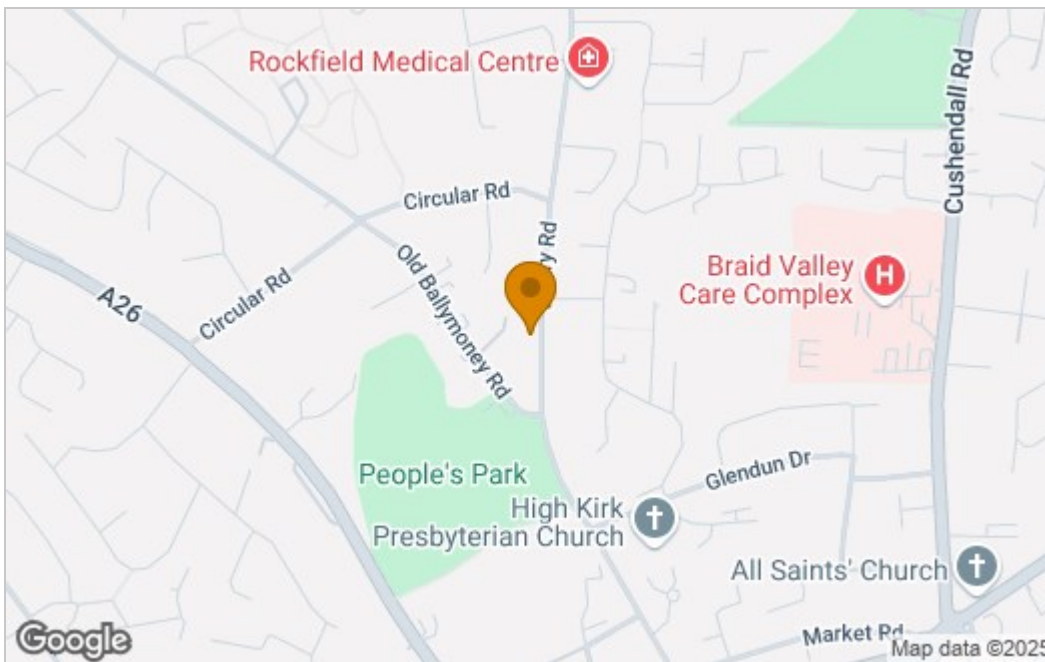


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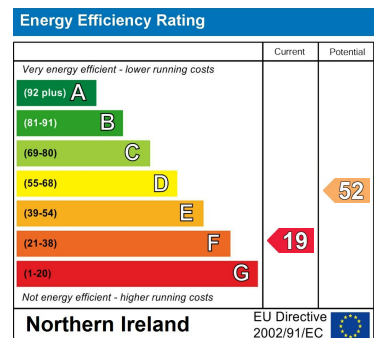
## Floor Plan



## Area Map



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