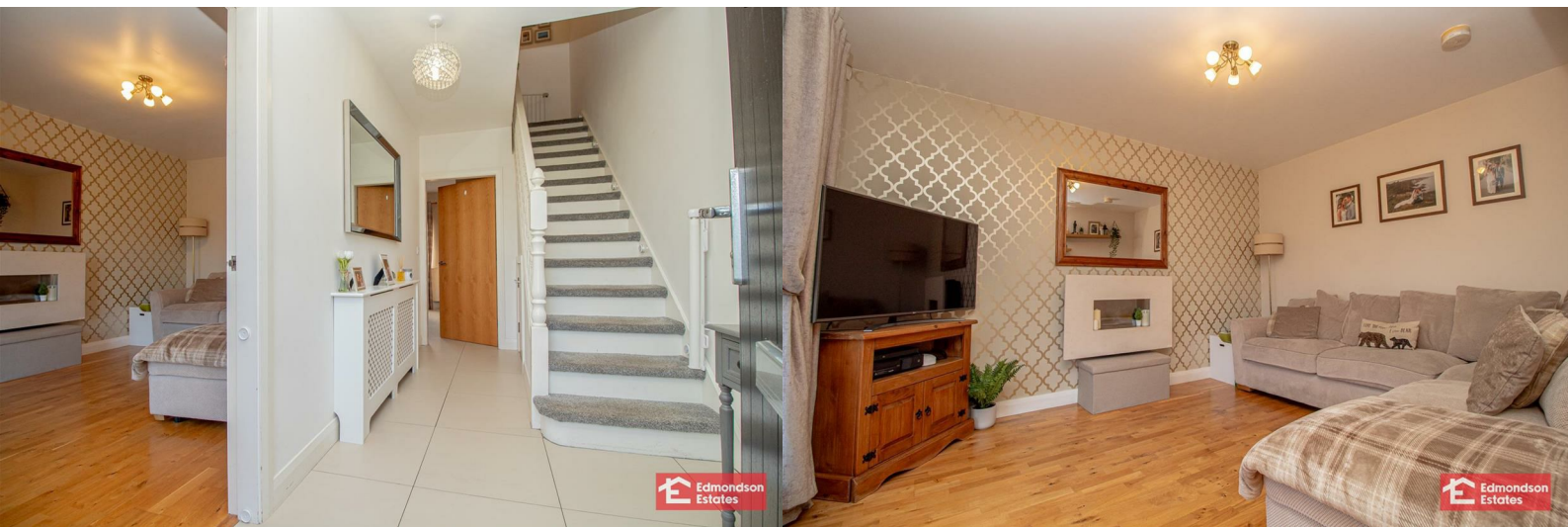




23 Killane Manor

Gracehill, Ballymena, BT42 1QH

Offers Around £165,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood double glazed front door with fan light over. Stairwell to first floor. Access to under stair store. Tiled floor.

LOUNGE

13'4 x 11'0 (4.06m x 3.35m)

Solid wood flooring. Focal point wall mounted electric fire. Views over the communal green to the front.

KITCHEN WITH INFORMAL DINING AREA

14'6 x 11'0 (4.42m x 3.35m)

widest points. Modern fitted shaker style kitchen with high and low level storage units and contrasting work surfaces. Integrated appliances to include fridge freezer, 4 ring gas hob and oven with stainless steel extractor canopy over. Stainless steel 1.5 bowl sink unit. PVC double glazed sliding patio doors. Part tiled walls and tiled floor.

UTILITY ROOM

6'0 x 5'1 (1.83m x 1.55m)

Matching low level units. Space for washing machine. Stainless steel sink. Worcester gas fired central heating boiler. Wash hand basin. Tiled floor.

WC

WC. Tiled floor.

FIRST FLOOR

LANDING

Access to shelved store and partially floored roof space.

PRINCIPAL BEDROOM

11'0 x 10'5 (3.35m x 3.18m)

Views over the communal green to the front.

EN-SUITE

Modern fitted three piece suite comprising fully tiled shower cubicle with mains shower over, semi-pedestal wash hand basin and WC.

BEDROOM 2

11'2 x 9'8 (3.40m x 2.95m)

Wood laminate floor covering.

BEDROOM 3

7'3 x 7'1 (2.21m x 2.16m)

Wood laminate floor covering.

FAMILY BATHROOM

Modern fitted four piece suite comprising panelled bath, shower cubicle with mains shower over, wash hand basin and WC. Part tiled walls and tiled floor.

EXTERNAL

Private driveway in brick pavior.

Secluded rear garden in lawn with paved patio area.

Outside tap and lighting.



Road Map



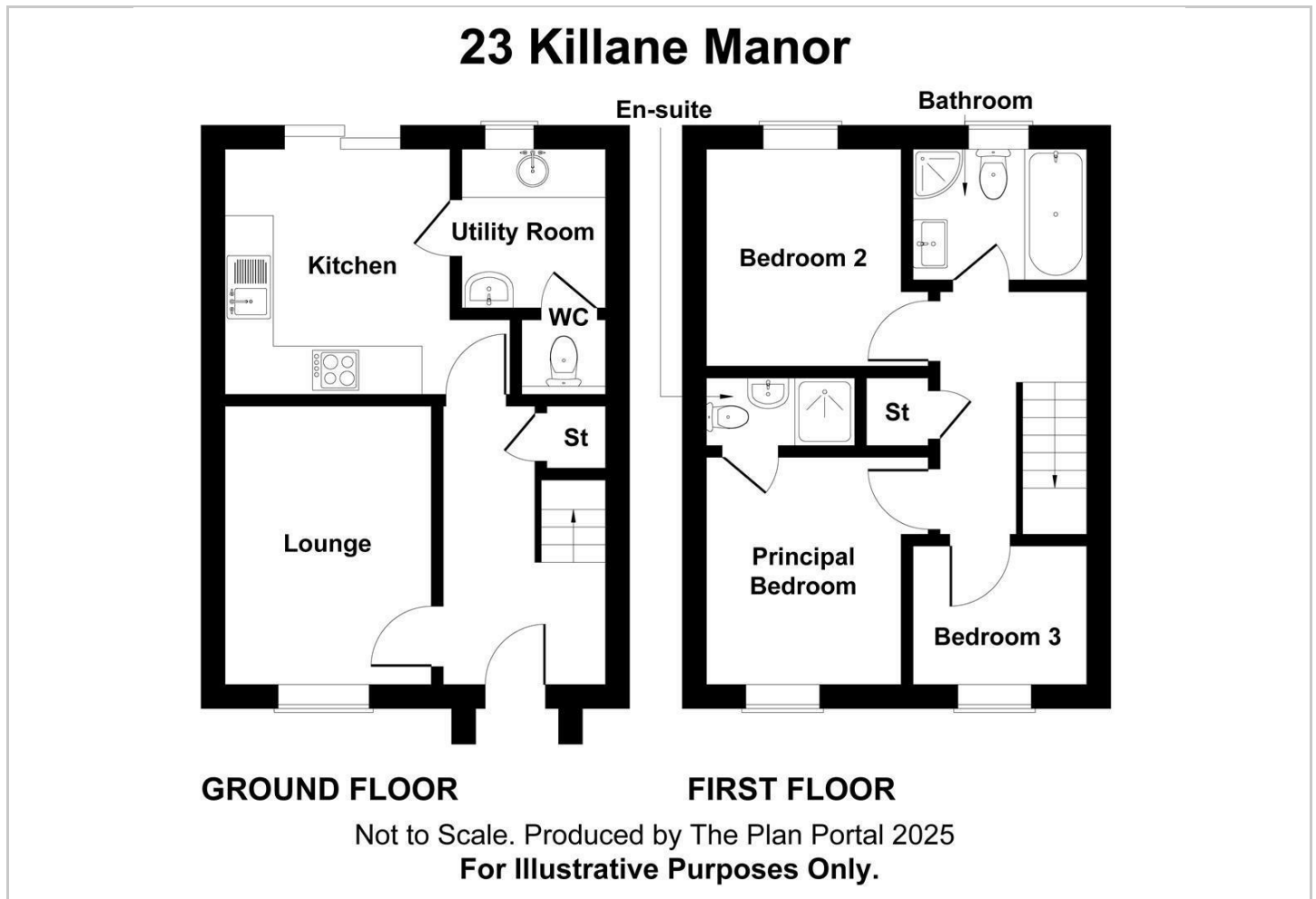
Hybrid Map



Terrain Map



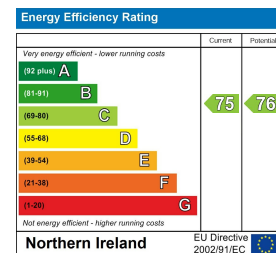
Floor Plan



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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