



## 66 Meadowvale, Ballymena, BT42 4EY

Offers in the region of £154,950



Located in a quiet cul-de-sac, this detached three bedroom chalet offers easily maintained, flexible accommodation in a convenient location.

Although in need of some modernisation, this property is priced to allow potential purchasers to add their own stamp to the property, while at the same time adding value.

Convenient to Ballymena's arterial commuter routes, superstores, cinema and leisure centre, this property is likely to hold wide appeal. Early viewing is recommended in order to avoid disappointment.

## Property Features

- Detached Chalet
- Spacious living room
- Kitchen with open plan dining area
- Ground floor bathroom
- Three well proportioned first floor bedrooms
- Oil fired heating system
- PVC double glazing throughout
- Gardens to the front and rear
- Located in a quiet and well regarded cul-de-sac



## Accommodation

(Dimensions and Areas are approximate)

### Ground Floor

#### Entrance Hall 18'7" x 6'2" (5.68 x 1.88)

PVC front door. Tiled floor. Cloak store.

#### Living Room 16'4" x 12'1" (max) (4.99 x 3.69 (max))

Tiled fireplace surround and hearth. Wood effect laminate flooring.

#### Kitchen 13'8" x 9'4" (4.17 x 2.87)

Fitted with a range of eye and low level units. Laminate work surfaces, with tiled splash back areas over. Plumbed for washing machine and dishwasher. Space for cooker with extractor fan over. Tiled floor. PVC back door.

#### Dining Area 9'5" x 6'6" (2.88 x 1.99)

Set in an open plan with the kitchen

#### Bathroom 9'4" x 8'8" (2.87 x 2.66)

Fitted with a mint green bath with electric shower over, W/C and wash hand basin. Tiled splash back areas.

### First Floor

#### Landing

Built in hot press

#### Bedroom 1 15'11" x 9'8" (4.87 x 2.95)

Built in wardrobe

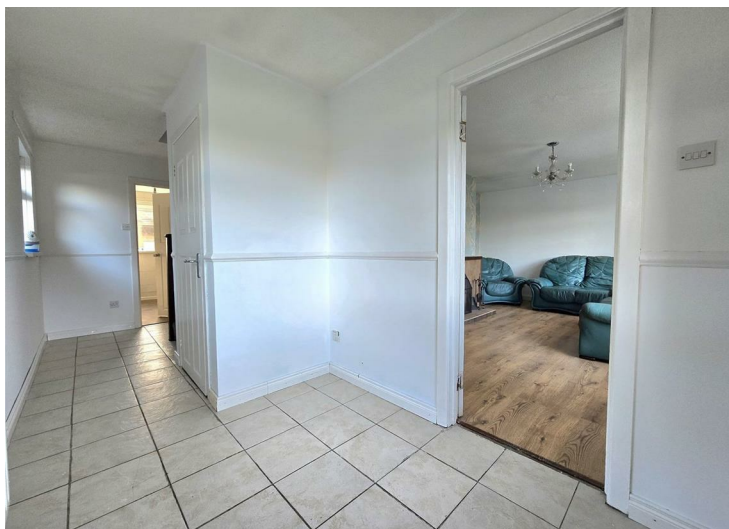
#### Bedroom 2 12'5" x 8'9" (3.81 x 2.67)

Built in eaves storage.

#### Bedroom 3 8'8" x 6'9" (2.66 x 2.08)

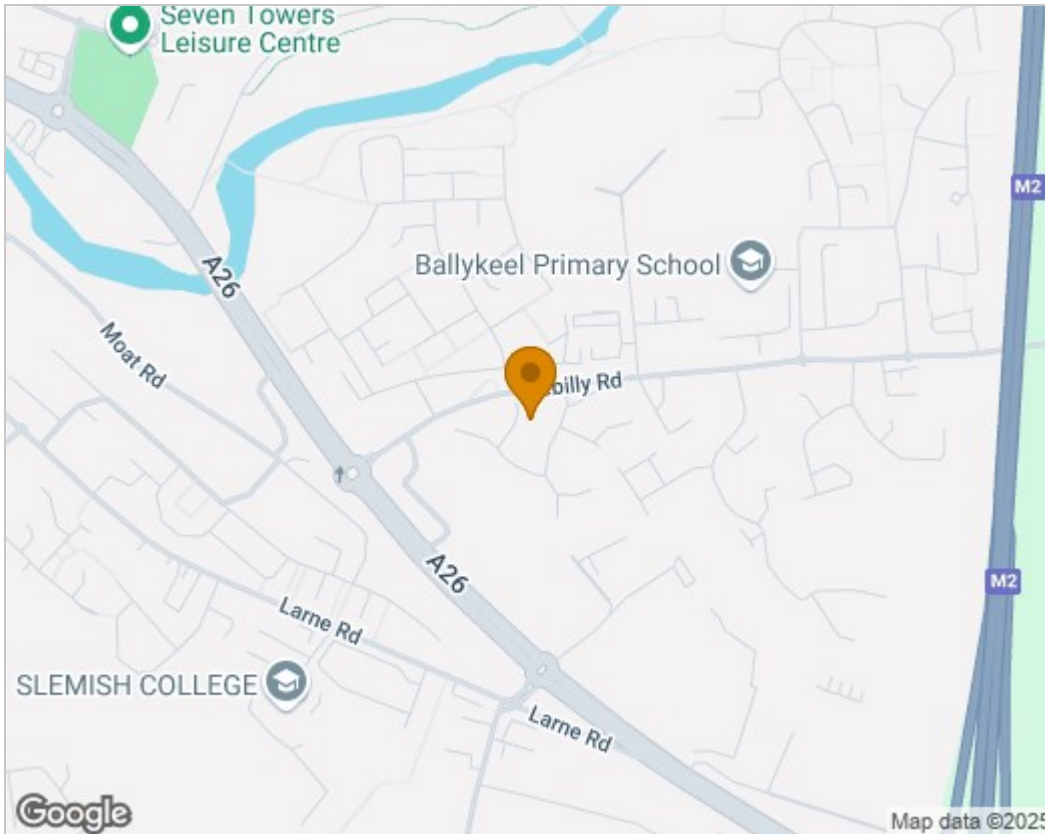
### Outside

Front garden, laid in lawn with a tarmac driveway extending to the side. Fully enclosed rear garden, hardscaped for ease of maintenance. Boiler store 3.59 x 2.55. Gated access to both sides.





### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

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