



16 Old Grange Avenue

Ballymena, BT42 2EA

Offers Around £289,950



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, Ballymena, BT42 2EA

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Hallway

Tiled flooring. Ceiling Coving.

Lounge

13'2" x 12'4" (4.01m x 3.76m)

Laminated flooring. Period-style Fireplace. Ceiling Coving.

Living Room

16'8" x 10'11" (5.08m x 3.33m)

Tiled flooring. Double door into rear garden.

Kitchen/Diner

19'5" 9'9" (5.92m 2.97m)

Pantry cupboard. Coper sink. Instant Boiling Tap. Ivory High Gloss with Grey wood. Halogen Hob. Tiled Splashback. Eye Level Electric Oven. Integrated Dishwasher. Space for American style fridge freezer unit (Plumbed). Vaulted Ceiling. Porcelain Tiled Flooring in Dining Area. LED kick board lighting .

Utility Room

17'7" x 6'0" (5.36m x 1.83m)

Low level units. Plumbed for Washing Machine and space for tumble dryer.

Cloak Room

LFWC and WHB.

Bedroom 1 (front)

10'7" x 12'0" (3.23m x 3.66m)

Stripped Pine Floor. Vaulted Ceiling.

Dressing Room

6'6" x 12'0" (1.98m x 3.66m)

Bedroom 2 (side)

12'2" x 10'11" (3.71m x 3.33m)

Tiled flooring.

Bedroom 3 (side)

17'7" x 8'2" (5.36m x 2.49m)

Bedroom 4 - Rear

8'1" x 10'10" (2.46m x 3.30m)

Family Bathroom

6'7" x 8'3" (2.01m x 2.51m)

Refitted WHB, LFWC and Quadrant Shower.

FIRST FLOOR

Bedroom 5

15'1" x 19'2" (4.60m x 5.84m)

Laminated wooden flooring.

Walk- in Wardrobe/ Dressing Room

7'2" x 4'4" (2.18m x 1.32m)

En- Suite

8'10" x 10'0" (2.69m x 3.05m)

LFWC. Shower. Chrome Towel Radiator. Eaves access to loft.

Detached Garage

30'2" x 9'10" (9.19m x 3.00m)

Power and lighting. Roller door and side pedestrian door.

OUTSIDE

Fully Enclosed Gardens. Brick Pavia Patio. Artificial Grass area. Covered Pergola. Pizza Oven. Timber shed and Decking Area. Brick Patio at front. Gravel Driveway. Garden Shrubbery.



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

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

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