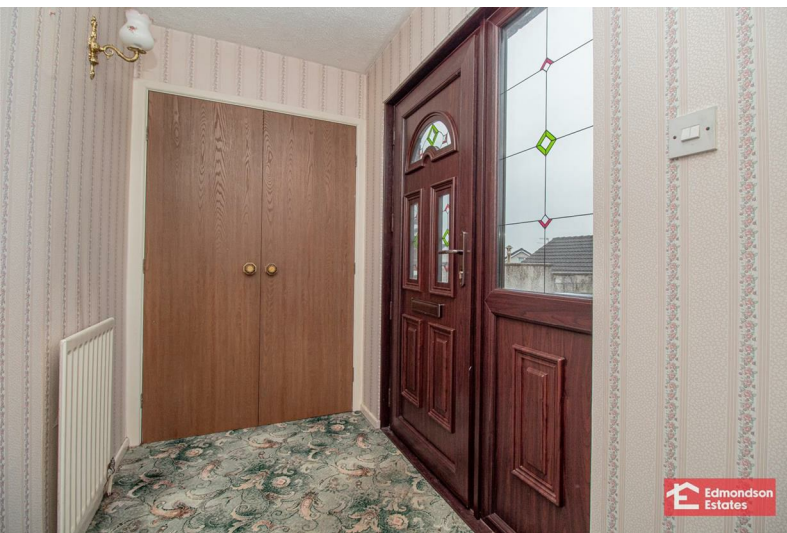




13 Sandmount Drive

Galgorm, Ballymena, BT42 1DX

Offers Around £149,950



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ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with side screen. Access to twin store.

LOUNGE

19'11 x 12'2 (6.07m x 3.71m)

Picture window to front elevation. Focal point open fire with stone surround.

BEDROOM 3

10'4 x 7'11 (3.15m x 2.41m)

REAR HALL

Wood laminate floor covering. Access to hot press and roof space.

KITCHEN WITH INFORMAL DINING AREA

Modern fitted kitchen with high and low level storage units and contrasting work surfaces. Integrated fridge freezer, washer dryer, 4 ring electric hob, oven and extractor fan over. Stainless steel sink unit. Wood laminate floor covering to dining area. PVC double glazed rear door. Part tiled walls.

BEDROOM 1

12'7 x 7'11 (3.84m x 2.41m)

BEDROOM 2

10'5 x 9'9 (3.18m x 2.97m)

Wall to wall fitted wardrobes.

BATHROOM

Fitted 4 piece suite comprising sunken bath, shower cubicle with mains shower over, wash hand basin and WC. Fully tiled walls.

EXTERNAL

Low maintenance front garden in brick pavior.

Private driveway in tarmac.

Low maintenance rear garden in paving.

PVC fascia, soffits and rainwater goods.

Outside tap and lighting.

DETACHED GARAGE

15'8 x 10'2 (4.78m x 3.10m)

Roller shutter door. Oil fired central heating boiler (installed 2024). Power and light.



Road Map



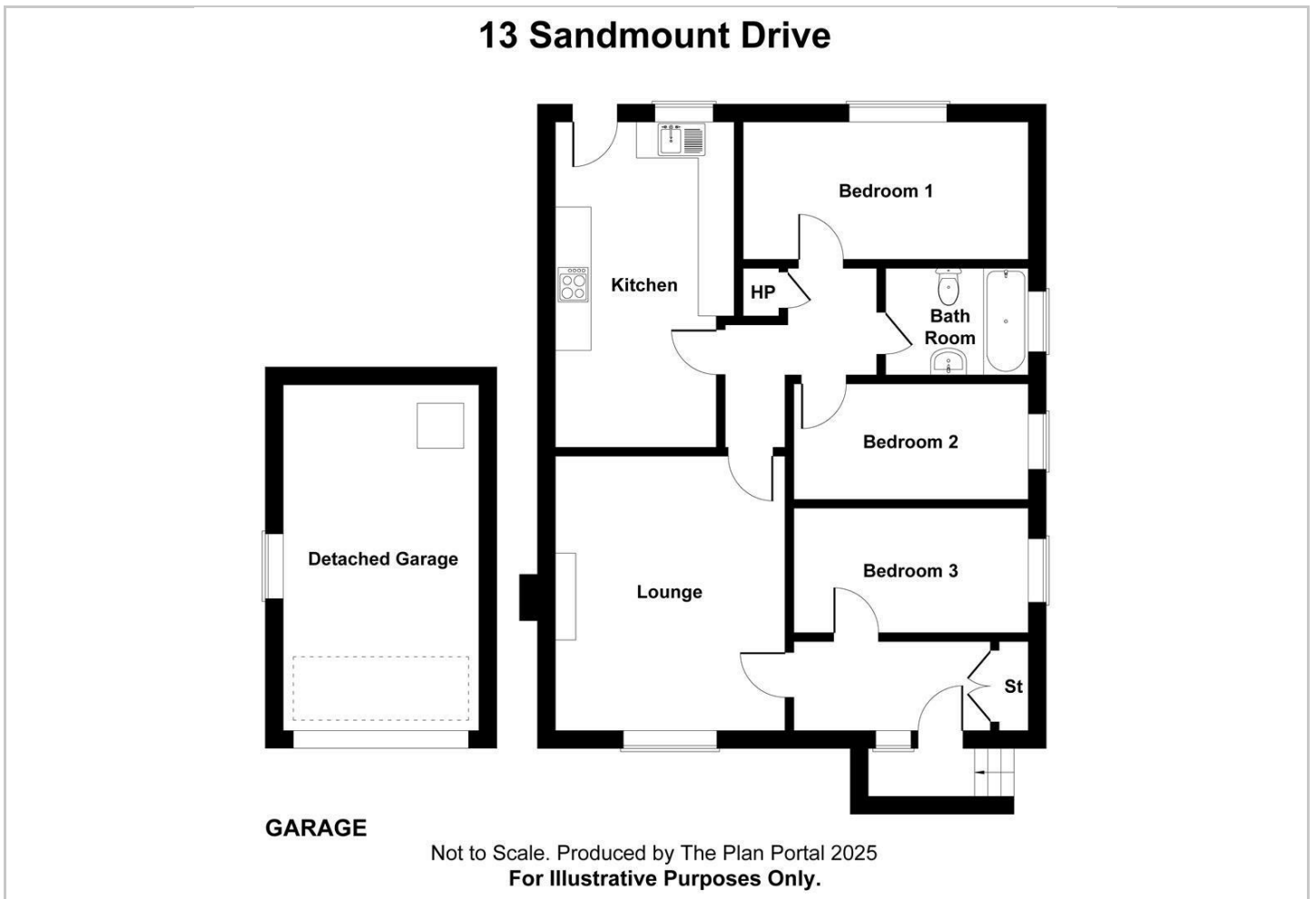
Hybrid Map



Terrain Map



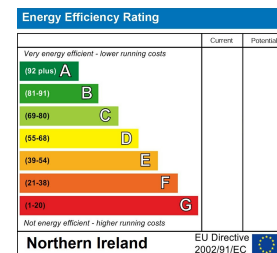
Floor Plan



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.