



## 27 Leighinmohr Crescent

Ballymena, BT42 2FB

Offers Around £219,950



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC composite front door. Tiled floor. Stairwell to first floor.

#### LOUNGE

16'10 x 13'8 (5.13m x 4.17m)

Box bay window. Triple aspect windows.

#### KITCHEN WITH INFORMAL DINING AREA

21'4 x 13'10 (6.50m x 4.22m)

Modern fitted shaker style kitchen with high and low level storage units and contrasting work surfaces. Integrated appliances to include 4 ring gas hob with stainless steel extractor fan over, oven, fridge freezer, dishwasher and washing machine. Stainless steel sink unit. Gas fired central heating boiler (housed). PVC double glazed French doors to rear garden. Access to under stair store. Part tiled walls and tiled floor.

#### FURNISHED CLOAKROOM

Modern fitted two piece suite comprising semi-pedestal wash hand basin and WC. Tiled floor.

### FIRST FLOOR

#### LANDING

Access to roof space.

#### PRINCIPAL BEDROOM

11'0 x 7'6 (3.35m x 2.29m)

Dual aspect windows.

### EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, vanity unit and WC. Towel radiator. Half panelled walls and fully panelled walls to shower.

#### BEDROOM 2

10'3 x 9'11 (3.12m x 3.02m)

Twin windows to front elevation.

#### BEDROOM 3

13'10 x 8'2 (4.22m x 2.49m)

Wood laminate floor covering.

### FAMILY BATHROOM

Modern fitted three piece suite comprising a panelled bath with electric shower over, vanity unit and WC. Chrome towel radiator. Fully panelled walls to shower.

### EXTERNAL

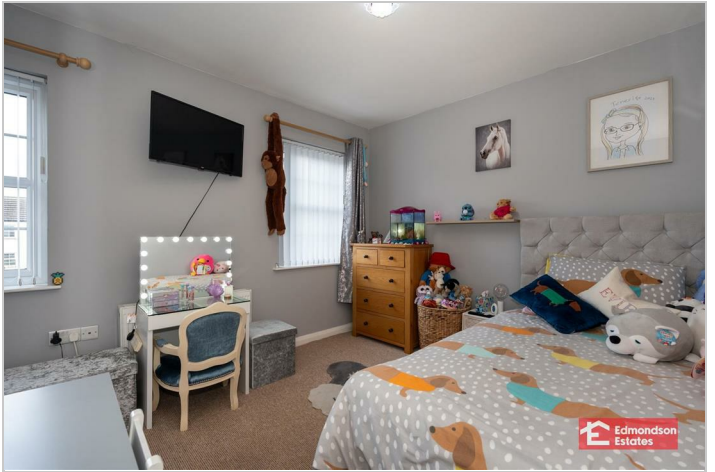
Front and side garden in lawn.

Private driveway in tarmac.

Rear garden in lawn with paved patio area.

Outside tap and lighting.







Road Map



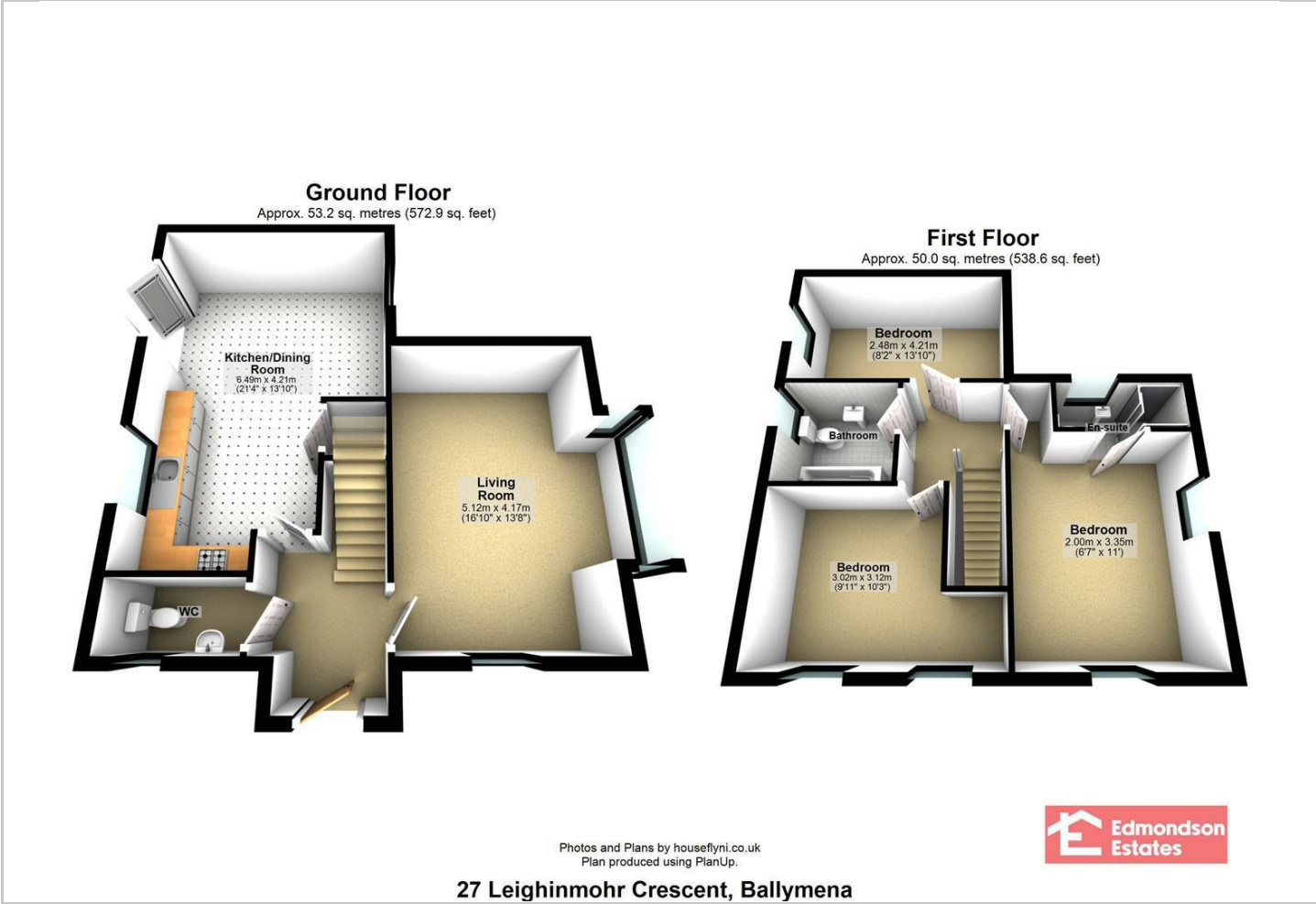
Hybrid Map



Terrain Map



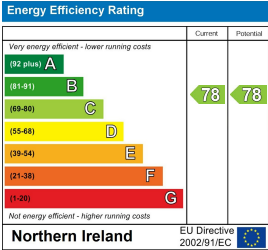
Floor Plan



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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