



## 209 Galgorm Road

Gracehill, Ballymena, BT42 1HU

Offers Around £450,000



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## ACCOMMODATION

### GROUND FLOOR

#### Front Porch

Original tiled flooring and Fan light window.

#### Hallway

Under stair cupboard. Plate dado.

#### Sitting Room

19'3" x 11'1" (5.87 x 3.38)

Marble fireplace with gas inset. Ceiling coving.

#### Dining Room

19'3" x 11'1" (5.88 x 3.38)

Mahogany fireplace with marble inset. Ceiling coving.

#### Living Room

13'10" x 11'1" (4.23 x 3.38)

Rayburn Rembrandt fire within tiled inglenook fireplace and mahogany surround.

#### Cloak Room

10'0" x 6'1" (3.06 x 1.87)

#### Study

10'11" x 9'8" (3.35 x 2.96)

Fitted desk and shelving.

#### WC

WC and WHB. 1/2 wall tiling and flooring.

#### Kitchen / Family Dining

12'4" x 17'6" (3.76 x 5.35)

High and low level oak units with display cabinets. 1

1/2 cream sink with mixer tap. Oil fired Rayburn cooking range oven. Space for cooker and extractor hood. Integrated dishwasher and fridge. Space for microwave. Space for large family dining table. Tiled flooring and splashbacks. Back door.

### FIRST FLOOR

#### Landing

Hotpress cupboard.

#### Bedroom 1 - Front

11'11" x 11'1" (3.64 x 3.38)

#### Bedroom 2 - Front

14'10" x 11'0" (4.54 x 3.37)

#### Bedroom 3 - Side

13'11" x 11'1" (4.25 x 3.38)

Recessed wardrobe.

#### En-suite

WC and WHB. Shower. 1/2 wall tiling.

#### Bedroom 4 - Rear

12'6" x 17'6" (3.82 x 5.35)

Vanity sink. Recessed cupboard. Ceiling coving.

#### Family Bathroom

6'10" x 11'1" (2.09 x 3.38)

Bath. WC and WHB. Bidet. Shower cubicle. 1/2 wall tiling and vinyl flooring.

### OUTSIDE

Mature gardens laid in lawns with shrub beds and box hedges. Fountain and pond in the front gardens. Gated driveway with asphalt driveway. Full enclosed rear courtyard.

### **Garage / Utility**

16'11" x 15'3" (5.17 x 4.65)

Covered walk way from back door to garages. High and low level units and stainless steel sink. Plumbed for washing machine and tumble dryer. Electric roller and pedestrian door. Power and lights.

### **Garage**

15'3" x 15'3" (4.66 x 4.65)

Electric roller and pedestrian door. Power and lights, Area for work bench.

### **Boiler House / Tool Shed**

11'4" x 9'8" (3.47 x 2.96)

OFCH condensing boiler. Power and lights.

### **NB**

Please note the Weather Vane is NOT included within the sale.

All measurements, areas and red lines are approximate.



## Road Map



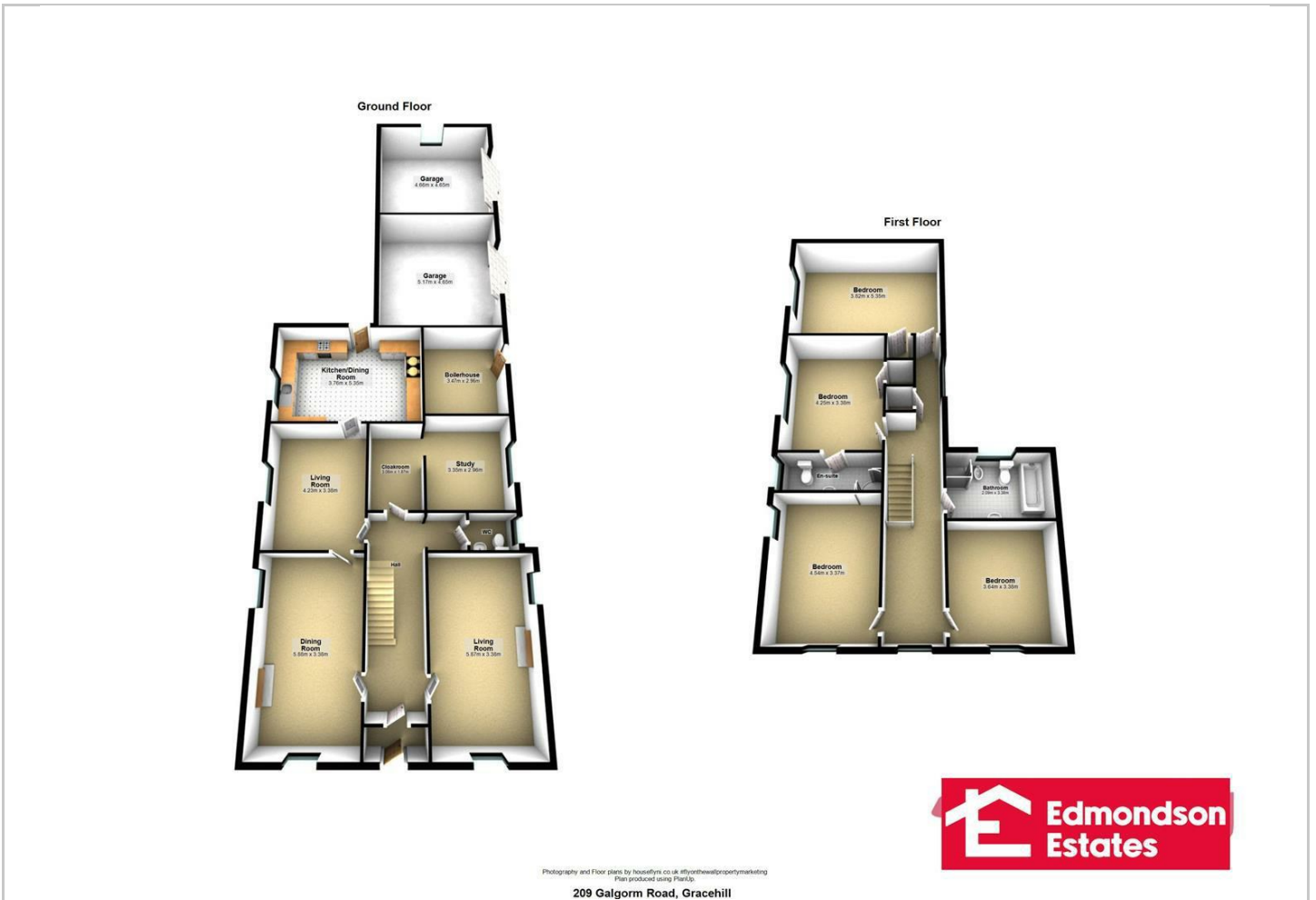
## Hybrid Map



## 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) <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	

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.